

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of the City of Dallas, Texas</u> PHA Code: <u>TX009</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>January 2010</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>3,447</u> Number of HCV units: <u>17,445</u>												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <i>The Housing Authority of the City of Dallas, Texas provides quality, affordable housing to low-income families and individuals through the effective and efficient administration of housing assistance programs and by creating and cultivating opportunities for program participants to achieve self-sufficiency and economic independence.</i>												
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <i>Please see Attachment A, 5.2 Goals and Objectives, and Attachment H, 10.0a. Progress in Meeting Mission and Goals.</i>												
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <i>a. Please see Attachment B, 6.0a. PHA Plan Elements.</i> <i>b. Copies of DHA's 5-Year and Annual PHA Plan are available in the DHA Development Department located at the Central Office, 3939 N. Hampton Road, Dallas, Texas, and at each DHA AMP. Additionally, the 5-Year and Annual PHA Plan will be made available on DHA's website, dhadal.com.</i>												
7.0	HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. <i>Please see Attachment C, 7.0 HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</i>												
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.												
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <i>Please see Attachment D, 8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.</i>												
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <i>Please see Attachment E, 8.2 Capital Fund Program Five-Year Action Plan.</i>												

8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><i>Please see Attachment F 9.0 Housing Needs.</i></p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p><i>Please see Attachment G, 9.1 Strategy for Addressing Housing Needs.</i></p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><i>a. Please see Attachment H, 10.0a. Progress in Meeting Mission and Goals.</i> <i>b. Please see Attachment I, 10.0b. Definition of "Significant Amendment" and "Substantial Deviation/Modification."</i></p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p><i>a-e Please see Attachment J, Certifications.</i> <i>f. Please see Attachment K, Resident Advisory Board (RAB) Comments.</i> <i>g. Please see Attachment L, Challenged Elements.</i> <i>h. Please see Attachment M, Form HUD-50075.1, Capital Fund Program Annual Statement and Performance and Evaluation Report.</i> <i>i. Please see Attachment E, 8.2 Capital Fund Program Five-Year Action Plan.</i></p>

**Dallas Housing Authority
FY 2010 PHA 5-Year and Annual Plan**

**Attachment A
5.2 Goals and Objectives**

5.2.1. Increase the availability of decent, safe, and affordable housing

5.2.1.a. Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

5.2.1.b. Improve the quality of assisted housing

Objectives:

- Improve public housing management (PHAS score)
- Improve voucher management (SEMAP score)
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions (e.g. public housing finance, voucher unit inspections, etc.)
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers

5.2.1.c. Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Reduce voucher payment standards
- Continue voucher homeownership program
- Implement other homeownership programs as practical
- Implement public housing site-based waiting lists
- Convert public housing to vouchers

5.2.2. Improve community quality of life and economic vitality

5.2.2.a. Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements
- Reserve up to 20% of the Section 8 Housing Choice Vouchers for Project-Based assistance which will provide housing for families with special needs.

5.2.3. Promote self-sufficiency and asset development of families and individuals

5.2.3.a. Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities

5.2.4. Ensure Equal Opportunity in Housing for all Americans

5.2.4.a. Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- Reserve up to 20% of the Section 8 Housing Choice Vouchers for Project-Based assistance which will provide housing for families with special needs
- Comply with the Violence Against Women and Justice Department Reauthorization Action of 2005 (VAWA)

5.2.5. Promote resident employment and business opportunities

5.2.5.a. Promote resident employment and business opportunities

Objectives:

- Continue to operate a Section 3 Training and Employment program
- Encourage independent contractors to hire Section 3 residents
- Actively solicit resident owned businesses for contracts

**Dallas Housing Authority
FY 2010 PHA 5-Year and Annual Plan**

**Attachment B
6.0.a. PHA Plan Elements**

6.1 Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

Public Housing

DHA's policies governing tenant eligibility, selection and admission including admission preferences for the public housing program are included in the *Dallas Housing Authority Admissions and Continued Occupancy Policy for Low Rent Housing*, relevant portions of which are provided below.

**Dallas Housing Authority Admissions and
Continued Occupancy Policy for Low Rent Housing
(excerpt)**

II. Eligibility and Intake

A. Applications

1. DHA will accept and process applications (including transfer applications) in accordance with applicable HUD Regulations and DHA's ***Procedure on Intake and Processing***. Except for qualification for preferences, DHA will make its initial determination of eligibility assuming that the facts certified to by the applicant in the preliminary application are correct, although all those facts will be verified later in the application process.
2. Every application file for admission to public housing shall include the date and time of application; applicant's race and ethnicity; eligibility determination; when eligible, the apartment size(s) for which eligible; preference, if any; and the date, location, identification, and circumstances of each vacancy offered and accepted or refused.
3. The following information will be verified according to DHA's ***Procedure on Verification***, to determine qualification for admission to DHA's housing: **24 CFR § 960.259**
 - a. Family composition, demographics and type (Elderly/Disabled/Near elderly /Non-elderly)
 - b. Annual Income
 - c. Assets and Asset Income
 - d. Deductions from Income
 - e. Preferences
 - f. Social Security Numbers of all Family Members
 - g. Applicant Screening Information (including tenant and criminal history)

h. Citizenship or immigration status

4. Enterprise Income Verification (using Federal databases) or third party written, faxed or electronic verification are the required form of documentation. Any other form of verification requires a note to the file explaining its use. **24 CFR § 960.259**
5. Individuals applying for admission must submit a written application in person at any other site authorized by DHA to receive applications, or, if they are a person with a disability, may submit an application by mail.
6. When DHA is taking mass applications, it may advertise widely and take pre-applications by telephone.
7. If an applicant needs assistance in completing any aspect of the application process because of a disability, DHA will assist the applicant as needed to ensure equal access to DHA's programs.
8. Applicants providing false information regarding Family Income, composition, preferences or other circumstances affecting their eligibility or rent level will be rejected. If the Applicant has been assigned a unit, the lease will be terminated and DHA will pursue any and all lawful civil claims and criminal actions, including the recoupment of back rent.
9. DHA will periodically update each waiting list sublist by contacting all applicants in writing¹ in accordance with DHA's Procedure on Updating the Waiting List.
10. If an applicant's preference status changes while on the waiting list, the applicant's position on the list will be adjusted in accordance with DHA's Procedure on Application Intake and Processing.
11. If the head of an applicant household dies while the family is on the waiting list, and the family includes another adult, DHA will change the application to make the other adult the new applicant so long as the family reports the death within 30 days.

B. Closing and Re-opening the Waiting List

1. Waiting lists will be opened and closed in accordance with DHA's **Procedure on Opening and Closing Waiting Lists**. Applicant names will be removed from the waiting list only in accordance with DHA's **Procedure on Removing Applicants from the Waiting List**. **24 CFR § 960.206**

C. Affirmative Fair Housing Marketing and Outreach Procedures

1. DHA will conduct affirmative marketing as needed so the waiting list includes a mix of Applicants with races, ethnic backgrounds, ages and disabilities proportionate to the mix of those groups in the eligible population of its area of operation. DHA will review the factors regularly to determine the need for and scope of marketing efforts.
2. All marketing efforts will include outreach to those least likely to apply. DHA may designate sites for accepting applications. DHA staff will be available at these sites to assist Applicants in completing the housing application documents. If additional applications are required to attain any of the objectives established in this Policy, DHA will engage in outreach efforts directed toward potential Applicants who might fulfill the need.

¹ Or by the method designated at initial application by applicants with disabilities.

3. The method used for Affirmative Marketing is described in **Procedure on Affirmative Marketing**.

D. Income Targeting Requirements

DHA will ensure that 40 percent of Families admitted to public housing in any year have incomes at or below 30 percent of the area median income. HUD establishes income limits and revises them annually to ensure that federal rental assistance is provided only to low-income families. Except under limited circumstances, the Applicant Family's Annual Income must not exceed the applicable income limit that HUD establishes and publishes for each county or Metropolitan Statistical Area (MSA) in the country. The income limits are based on the median income of the geographic area for which the limit is established, and are adjusted for family size.

E. Qualifying for Admission

It is DHA's policy to admit **only** applicants who are qualified² according to all the following criteria:

1. Are a Family³, as defined in Section XII of this policy;
2. Meet HUD requirements on citizenship or immigration status; **24 CFR § 5.5 (subpart E)**
3. Have an Annual Income (as defined in Section XI of this document) at the time of admission that does not exceed the income limits (maximum incomes by family size established by HUD) posted in DHA offices. **24 CFR § 960.102**
4. Provide acceptable documentation of Social Security numbers for all family members age 6 or older; **24 CFR § 5.216**
5. Meet the Applicant Selection Criteria in these policies, including completing a DHA-approved pre-occupancy orientation session if required; **24 CFR § 960.202 & 203**
6. Are not already adequately housed in an Authority dwelling unit. Applicants who are listed on a current DHA lease and live in a unit meeting occupancy standards are not qualified for admission.
7. Owe no money to DHA or any other housing authority in connection with any Federal housing program;
8. Do not have a history of misusing or abusing alcohol in any way that interferes with the health, safety, or rights of others, or
 - a. demonstrate to DHA's satisfaction that the family member who formerly abused alcohol longer abuses or misuses alcohol and;
 - b. have successfully completed a supervised alcohol rehabilitation program licensed and approved by Texas Commission on Alcohol and Drug Abuse (TCADA)⁴; or
 - c. are participating in a supervised alcohol rehabilitation program.

² The term "qualified" refers to applicants who are both eligible and able to meet the applicant selection standards. This term is taken from the 504 regs: **24 CFR § 8.3** definition of "Qualified Individual with Disability".

³ A family can be a single person.

⁴ If the Applicant entering DHA's program is from another state, DHA will verify the Applicant has successfully completed a state approved supervised program from the Applicant's state of origin.

9. For Section 8 project-based units ONLY, no assistance will be provided to any single person who is enrolled as a student in an institution of higher education, **unless that student**
 - a. Is over the age of 24,
 - b. Is a veteran of the United States Military service,
 - c. Is married,
 - d. Has a dependent child,
 - e. Is a person with disabilities,
 - f. Is individually eligible or has parents who, individually or jointly, are eligible on the basis of income to receive Section 8 assistance.
10. Screening applicants who claim mitigating circumstances
 - a. If negative information is received about an applicant, DHA shall consider the time, nature, and extent of the applicant's conduct and factors that might indicate a reasonable probability of favorable future conduct. To be considered, mitigating circumstances must be verifiable. **24 CFR § 960.203(d).**
 - b. DHA will consider whether individuals with negative behavior in their recent past can document that they have been rehabilitated.

F. Admission to Efficiency Units

During the eligibility interview for the Public Housing Elderly/Disabled Sites Program, the Applicants whose family composition is one person will be asked if they are interested in living in an efficiency unit. If the Applicant states he or she is willing to accept an efficiency unit, the Applicant's bedroom size will be updated from one (1) to zero (0). If both an efficiency unit and a 1-bedroom unit are available, the Applicant will receive the efficiency unit offer.

G. Applicant Selection Criteria

1. The following list of criteria will be reviewed to determine whether Applicant Families qualify for admission. All applicants shall be screened in accordance with HUD's regulations and sound management practices. During screening, DHA requires applicants to demonstrate ability to comply with the essential provisions of the lease: **24 CFR§ 960.202 – 205**
 - a. to pay rent and other charges (e.g. utility bills) as required by the lease in a timely manner;
 - b. to care for and avoid damaging the apartment and common areas;
 - c. to use facilities and equipment in a reasonable way;
 - d. to create no health, or safety hazards, and to report maintenance needs;
 - e. not to interfere with the rights and peaceful enjoyment of others, and to avoid damaging the property of others;
 - f. not to engage in prohibited criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other residents or staff; and not to engage in drug-related criminal activity; and
 - g. to comply with necessary and reasonable rules and program requirements of

HUD and the DHA.

2. DHA will determine each applicant family's ability to comply with the essential lease requirements in accordance with DHA's **Procedure on Applicant Screening**.
 - a. Any costs incurred to complete the application process and screening will be paid by DHA.
 - b. Applicants who owe money to DHA or any other housing authority will not be placed on the waiting list until their debt is paid in full. **24 CFR §203**
3. DHA's screening process will review the following information for each Applicant family (including certain data specific to every adult family member):
 - a. Applicant's prior rental history (or other history if there is no rental history) must demonstrate the applicant family's ability and willingness to comply with necessary and reasonable standards of behavior;
 - b. Applicant must satisfy in full any overdue accounts or indebtedness owed to DHA or any other housing authority by any adult family member;
 - c. The Applicant's lease must not have been terminated for cause by DHA and, if a Section 8 program participant, the Applicant's voucher must not have been terminated within the previous 5 years, except that the period shall be 10 years for a drug related eviction or termination;
 - d. Applicant must have a history of reasonably good performance in meeting rent and utility payment obligations⁵, and no record of eviction from housing or termination from residential programs in the past 5 years for failure to meet financial obligations;

Former residents will not have their application rejected if the debt owed to DHA was discharged by a bankruptcy court;
- e. DHA's standards on criminal activity require that neither the Applicant nor any adult family member:
 - 1) Has been convicted of manufacturing or producing methamphetamine on the premises of HUD-assisted housing. HUD regulations require that DHA permanently bar any individual with such a conviction;
 - 2) Is subject to a lifetime registration requirement under a State sex offender registration program. HUD regulations require that DHA permanently bar any individual subject to such requirements;
 - 3) Has been evicted because of drug-related criminal activity from housing assisted under the U.S. Housing Act of 1937 or convicted of drug-related criminal activity for a minimum of 7 years beginning on the date of such eviction or conviction. This requirement may be waived if:
 - a) since the eviction/conviction, the relevant member of the Applicant Family has successfully completed a supervised drug rehabilitation program licensed and approved by the TCADA. To demonstrate satisfactory completion, the Applicant must provide a certificate of

⁵ Exceptions can be made when the amount of rent plus utilities exceeds 50 percent of the applicant's adjusted monthly income.

completion issued by the TCADA agency responsible for treatment. If the Applicant entering DHA's program is from another state, DHA will verify the Applicant has successfully completed a state approved supervised program from the Applicant's state of origin; or

- b) the circumstances leading to the eviction no longer exist (for example, the individual involved in drugs is no longer a member of the family).
 - c) This waiver is not available to a person who was evicted for selling, trafficking, producing or manufacturing illegal substances.
- 4) Is currently engaged in the illegal use of controlled substances, or engaging in conduct that presents a pattern of illegal use of controlled substances.

This requirement may be waived if the Applicant demonstrates to DHA's satisfaction that the relevant member of the Applicant Family no longer engages in the illegal use of the controlled substance(s) (see Section F.7.a.).

- 5) Has a history of engaging in crimes to persons or property and/or other criminal acts that would adversely affect the health, safety or welfare of other residents or DHA personnel;
 - 6) Has ever been convicted of arson or any crime of violence against a child.
 - 7) Is on parole or probation for drug-related crimes, violent crimes or crimes that threaten the health, safety and/or general well being of the community. The evidence of probation or parole for the aforementioned crimes maybe waived if the following criteria applies:
 - a) An Applicant is currently on probation or parole for an offense (except regulatory exclusions) that occurred prior to the seven-year time-frame, and the Applicant can provide documentation from their probation or parole officer that all conditions of probation or parole are being met satisfactorily with no violations.
 - b) An Applicant has completed probation or parole for an offense (except regulatory exclusions) that occurred prior to the seven-year timeframe, and the Applicant can provide documentation from their probation or parole officer that all conditions of probation or parole have been met satisfactorily with no violations.
 - 8) Applicant must have no history of misrepresenting information relative to eligibility, income, allowances, family composition or rent;
 - 9) Applicant must have no history in the past 5 years of disturbing neighbors, destroying property, or negative living and housekeeping habits at prior and/or current residences that may adversely affect the health and welfare of other residents;
4. For admission to a property targeted to vulnerable homeless applicants only, the screening criteria with respect to criminal history shall focus only on the Federally mandated exclusions of persons convicted of manufacturing methamphetamines on the premises of Federally assisted housing and persons required for their lifetimes to register as sex offenders. Beyond these two criteria, a criminal history shall not be used to exclude individuals so long as they are willing and able to refrain from violent actions that would be a threat to others.

H. Determination of Eligibility and Notification of Applicants

1. Once DHA receives a completed application, the unverified income eligibility of the Applicant will be determined by DHA. Applicant screening and verification of income, preferences and allowances will not take place until the Applicant is within 120 days of receiving a unit offer.
2. Each eligible Applicant will receive written notification of his/ her eligibility and of the approximate date he or she will be offered housing. A copy of this notification will be retained in the Applicant's file.
3. Each Applicant determined to be ineligible will be notified in writing of the reason(s) for the determination of ineligibility and the Applicant's right to submit a written request for an informal hearing within ten (10) calendar days of the date of the notice.
 - a. DHA will provide the Applicant with a copy of any information (including criminal history) DHA used to determine the Applicant ineligible.
 - b. The review and hearing procedures are described in DHA's **Procedure on Informal Hearings**.
4. Applications withdrawn by the Applicant, ineligible applications, and the notice of ineligibility will be retained in DHA files for at least three (3) years following the date of the withdrawal of the application.

I. The Preference System

Preferences establish the order of applicants on the waiting list. An admission preference does not guarantee admission nor will the DHA open the waiting list to preference applicants when the waiting list is closed. Every applicant must still meet DHA's Selection Criteria before being offered an apartment. Preferences will be granted to applicants who are otherwise qualified and who, at the time of the offer (immediately prior to execution of a lease), are verified to meet one of the definitions of the preferences described below. **24 CFR § 960.206**

1. Local Preferences

There are 5 local preferences in effect. An applicant will qualify for a preference if he/she qualifies in one or more of the following categories (which are defined Chapter XII, Definition of Terms):

- a. Vulnerable homeless persons: For admission to buildings with full supportive services only, a preference shall be granted to vulnerable homeless individuals as identified by the Metropolitan Dallas Homeless Alliance. Additionally, persons with disabilities from other DHA properties who can remain as residents with the benefit of supportive services will be given a preference to transfer to such property.
- b. Formerly homeless families: Homeless families housed at Pebbles Park whose situations have been sufficiently stabilized to qualify for admission to public housing will be given an admission preference.
- c. Disaster Preference: Applicants displaced by a Federally declared disaster, or a disaster to a DHA-assisted unit will qualify for this preference if they apply within 90 days from the date the disaster is declared (and the waiting list is open at that time). They will be admitted in the following order:
 - 1) Existing public housing residents and HCV program participants

- 2) Applicants who were not previously living in assisted housing but who meet all other application criteria.
- d. Working Families: Applies to up to one half of any year's admissions at non-elderly developments only. (Families whose sole adult members are elderly individuals or persons with disabilities at these properties will automatically be awarded this preference). A family will qualify for this preference if they have at least one adult member who is employed at least 30 hours per week in the 6 months prior to admission.

Any family that is admitted because they qualify for this preference and, in the 12 months following admission, voluntarily leaves employment shall be considered to have committed program fraud. Such a family's lease will be terminated.

If there are insufficient working families to fill up to one half of the year's admissions, units will not be held vacant – non-preference waiting list families will be admitted.

e. Mixed population building preference⁶

- 1) In buildings designed for occupancy by Elderly and Disabled families (Brooks Manor, Park Manor, Cliff Manor, Audelia Manor, Forest Green Manor, Lakeland Manor), applications from single persons who qualify under the definitions of Elderly Family, Disabled Family and Displaced Person will be ranked higher than those of single persons who are not elderly, disabled or displaced.
- 2) Roseland Gardens and Lakewest Senior properties are designated for occupancy by Elderly Families. Only families whose head, spouse or sole member is a person aged 55 years old or older may be admitted to these properties and no families with children may be admitted.
2. Except as indicated below, these preferences are of equal weight and an applicant may qualify under any of the above categories.
3. Families that do not qualify for one of these preferences will be categorized as "no-local-preference" applicants;
4. Sorting among applicants with equal Local preferences will be by date and time of application or lottery number.

J. Factors other than Preferences that affect selection of Applicants

1. Accessible units: For UFAS accessible units, resident and applicant families that include a member with a disability who is verified to need the features of such units shall be given preference for admission over a family that does not include a member with such a disability. Further, persons needing more features of a specific unit will be given preference over persons needing fewer features of the units available.

When a UFAS accessible unit becomes available, it shall be offered first to a current resident who needs the features of the unit and second (if there are no residents who need the features and will accept a transfer) to an applicant family with a member

⁶ This preference shall not apply to units in General Occupancy properties.

who needs the accessibility features.

2. Income targeting: At least 40 percent of admissions in every year shall be families of Extremely Low Income (as defined in Chapter XII, Definition of Terms).
3. Deconcentration: If at any time, one of DHA's properties has an average tenant income greater than 15 percent higher than the Authority-wide average income, extremely low and very low income applicants will be targeted for admission until it is within 15 percent of the Authority-wide average income. This requirement neither requires nor permits the transfer of families to achieve deconcentration goals.

K. Records Management

Information received by DHA from any agency regarding drug treatment and criminal background shall be handled as required by HUD regulations.

All criminal records are maintained in a secured environment in the Applications and Assignments Division. Once the purpose for which the records were obtained is, the records are permanently destroyed by shredding.

L. Occupancy Guidelines: **HUD Notice of Policy, Dec. 18, 1998 Federal Register**

1. Apartments shall be occupied by families of the appropriate size. This policy maintains the usefulness of the apartments, while preserving them from excessive wear and tear and underutilization.

Minimum and Maximum-Number-of-Persons-Per Unit Standard

<u>Number of Bedrooms</u>	<u>Min Persons/Unit (Largest Unit Size)</u>	<u>Max Persons/Unit (Smallest Unit Size)</u>
0BR	1	1
1BR	1	2
2BR	2	4
3BR	3	6
4BR	5	8
5BR	7	10

2. The following principles govern the size of apartment for which a family will qualify. Generally two people are expected to share a bedroom. Units will be so assigned that:
 - a. Children age four and under share a bedroom with any other child or a parent, regardless of age or sex;
 - b. Two children between the ages of four and seventeen of the same sex share a bedroom;
 - c. Two children between the ages of four and seventeen of the opposite sex do not share a bedroom, although they may do so at the request of the family.
 - d. Adults (over age eighteen) of the same sex share a bedroom;
 - e. Adults (over age eighteen) of opposite sexes who are spouses or co-heads share a bedroom;
 - f. Adults (over age eighteen) of opposite sexes who are not spouses or co-heads of household do not share a bedroom although they may do so at the request of the

family.

- g. A single head of household parent shall not be required to share a bedroom with his/her child over age four, although they may do so at the request of the family.
 - h. Exceptions to the largest permissible apartment size may be made when verified to be needed as a reasonable accommodations for a person with disabilities.
 - i. An unborn child will be counted as a person in determining apartment size. A single pregnant woman may be assigned to a one bedroom apartment if she chooses to accept it.
3. In determining apartment size,
- a. DHA will count for unit size determination a child who is temporarily away from the home because the child has been placed in foster care, kinship care, or is away at school, so long as the family can document that the child will be living with the family if they are admitted.
 - b. A live-in aide may be assigned a bedroom. Single elderly or disabled residents with live-in attendants will be assigned one or two bedroom units.
 - c. One bedroom units in designated elderly properties will be leased first to couples or single persons with live-in aides.
 - d. DHA reserves the right to relax these Occupancy Standards at hard-to-lease properties.
 - e. The Local Housing Code of two persons per bedroom is the standard for the smallest apartment a family may be offered⁷.
 - f. The largest apartment size that a family may be offered would be one bedroom per family member, considering family size and composition.

Section III. Tenant Selection and Assignment Plan

A. Organizing the Applicant Waiting List

- 1. Community-wide Waiting List **24 CFR § 1.4(2)(ii)** Until the DHA receives HUD approval to use site-based waiting list and offers every applicant on the community-wide waiting list a choice of site-based offers, each applicant for certain properties shall be assigned his/her appropriate place on a single community-wide waiting list in sequence based upon:
 - a. type and size of apartment needed and selected by the family (e.g. mixed population or general occupancy building, accessible or non-accessible apartment, number of bedrooms);
 - b. applicant preference, if any;
- 2. DHA will maintain the community-wide waiting list in the form of a computer report that records the type and size of apartment needed, each applicant's priority/preference status, the application number, and the race and ethnicity of the

⁷ Individual apartments with very small or very large bedrooms or other specific situations that inhibit or encourage lower or higher levels of occupancy may be permitted to establish lower or higher occupancy levels so long as the occupancy levels will not discriminate on the basis of familial status.

family head.

3. Site-based Waiting Lists

When DHA receives permission from HUD to adopt site-based waiting lists, they will establish the site-based lists using the method described below in paragraph C:

- a. All mixed finance properties have site based waiting lists as do the Section 8 New Construction and Project-based properties.
- b. Certain properties are occupied only by the transfer of eligible residents who are high performing residents, including those participating in the Family Self Sufficiency Program. These properties include the following:
 - 1) Conner Drive;
 - 2) Single Family Homes (TX 9-29, TX 9-30, TX 9-37, TX 9-40 and TX 9-42);
 - 3) Frankford Townhomes;
 - 4) Villas at Hillcrest; and
 - 5) any single family homes to be developed in the future
- c. DHA intends to convert all other properties to site-based waiting lists. This process will entail contacting all applicants currently on the community wide list and:
 - 1) Asking them whether they wish to remain on the waiting list for public housing; and
 - 2) Informing them of the unit sizes and types at each property, as well as the average turnover rate and the likely length of wait for units by size and type; and
 - 3) Giving each applicant a choice of up to 3 properties where he/she would prefer to live or the choice of receiving the first available offer of a unit.
- d. After each applicant has affirmed that he/she wishes to continue to wait for an offer of public housing and has indicated a preference for up to 3 properties or the first available unit, future applications will be taken on a site-by-site basis only.
- e. Although applications will be accepted at each site, they will continue to be processed centrally and all offers will be made centrally. Further, the central intake and placement office will monitor any increases in racial or ethnic concentration caused by site-based waiting list choices.
- f. The preferences described earlier in this Policy will be used to establish the order of each site-based waiting list and all applicants will retain their initial date and time of application in the conversion.

B. Making Unit Offers to Transferees and Applicants

1. Certain types of transferees will receive offers of housing before applicants from the waiting list.
2. In all offers DHA shall not discriminate on grounds of race, color, sex, religion, national origin, disability or familial status. Also, see the DHA **Procedure on Transfers**.

3. Specifically, the following order of offers applies:
 - a. Emergency transfers; **24 CFR § 966.4 (h)**
 - b. Administrative transfers in the following category order:
 - 1) Priority 1: DHA actions that require a unit to be vacated. Such actions could include renovation, revitalization, demolition or disposition of the building or complex;
 - 2) Priority 2: Reasonable accommodations for residents with disabilities **24 CFR § 8.4**
 - 3) Priority 3: Family Self Sufficiency transfers;
 - 4) Priority 4: Unit too large or too small for resident family **24 CFR § 966.4(c)**
 - c. Resident-incentive transfers
 - d. New Admissions from the waiting list;
4. To assure equal opportunity and nondiscrimination on grounds of race, color, sex, religion, national origin, disability or familial status, PLAN “A”, the one-offer plan, will be used to make apartment offers to applicants or transferees from waiting lists. **24 CFR § 1.4(2)(ii)**
5. The first qualified applicant or transferee in sequence on the waiting list is made one offer of an apartment of appropriate size and type.
6. An applicant/transferee must accept the vacancy offered or be removed from the waiting list unless the applicant refuses the offer with Good Cause. (see DHA’s **Procedure on Good Cause for Refusal of Unit Offers**)
7. DHA will first match the apartment available to the highest ranking applicant for an apartment of that size, type and special features (if any). Preferences will then be used to determine the order of selection from the waiting list. If two applicants need the same type and size of apartment and have the same local and ranking preference status, the applicant with the earliest date and time of application will receive the earlier offer. **24 CFR § 960.206(c)**.
8. If an applicant family’s size changes while on the waiting list, the family should contact DHA so they can be placed on the correct sublist by unit size. If DHA discovers that a change in family size means that a family cannot be processed for a certain vacant unit, the family will be transferred to a list for the correct size of unit. Some sites may not have units of the size needed by the family and the family will be permitted to select a different site or up to 3 sites.
9. When application processing is delayed because of missing verifications, a family’s application will be suspended until the necessary verifications are received. This means that a person who is lower on the waiting list may receive a unit offer before a person who is higher on the waiting list. As soon as the necessary verification(s) are received, the suspended application will be placed back on the waiting list in its former position.
10. The applicant must accept any apartment offered within 2 working days of the later of the date the offer is communicated (by phone, mail, or the method of communication designated by an applicant with disabilities) or the date they are shown the apartment.

11. If the applicant does not accept the unit offer within 2 working days, they will be withdrawn from the waiting list. The applicant may not re-apply for public housing for 12 months from the date when they either refused a unit offer or failed to respond to a unit offer.
12. All offers made over the phone will be confirmed by first class letter⁸.
 - a. If more than one apartment of the appropriate size and type is available, the first apartment to be offered will be the apartment that is or will be ready for move-in first.
 - b. If two units are ready for move-in on the same day, the first apartment to be offered will be the apartment that became vacant first.
13. Names will be removed from the waiting list in accordance with DHA's **Procedure on Removing Applications from the Waiting List**.

C. Accessible Units

1. Before offering a UFAS accessible apartment to a non-disabled applicant, DHA will offer such units:
 - a. First, to a current public housing resident with a disability that requires the greatest numbers of the special features of the vacant apartment. **24 CFR § 8.27(1) (a)**
 - b. Second, to an eligible qualified applicant on the waiting list having a disability that requires the greatest number of special features of the vacant apartment. **24 CFR § 8.27(1) (b)**
2. When offering an accessible/adaptable apartment to a non-disabled applicant, DHA will require the applicant to agree to move to an available non-accessible apartment within 30 days when a current resident or an applicant with a disability needs the apartment. This requirement is also reflected in the lease. **24 CFR § 8.27 (2)**
3. If an applicant family includes a member with a visual or hearing impairment, the DHA will retrofit the unit to be offered to the family to make it fully accessible for the family member's disability.

D. Administering the Applicant and Transfer Waiting Lists

1. Applications for admission and transfer to non-mixed-finance public housing properties will be processed centrally by the Occupancy Department. Initial intake, waiting list management, screening, and assigning of housing (including transfers) will be made from the Admissions office⁹. Offers may be made in person, in writing or by phone from the central office or the development.
2. Applications for admission and transfer to mixed finance and Section 8 new construction developments will be processed by site staff and audited by DHA staff following the policies and procedures of DHA and HUD.

E. Transfers

DHA has three possible types of transfers: Emergency, Administrative and Resident-

⁸ Or by the communication method requested by an applicant with disabilities

⁹ The exception to this policy is that Mixed Finance properties are administered by the property managers at those sites.

Incentive. The definition of each is found in the Transfer section.

1. Transfers take precedence over admissions.
2. Tenants on the transfer list may refuse transfer offers for the “good cause” reasons cited above without losing their position on the transfer list.
3. Tenants who refuse a transfer offer without good cause will be removed from the transfer list and tenants whose transfers are mandatory are subject to lease termination. **24 CFR § 955.4(c)**
4. Tenants may use the DHA Grievance Procedure if they are refused the right to transfer or if DHA is requiring them to transfer and they do not want to do so. **24 CFR § 966.50**

F. Monitoring Tenant Selection and Assignments

Detailed records of units offered, including the location, date, and circumstances for each acceptance, or refusal of an offer will be maintained and monitored using the DHA **Procedure on Monitoring Tenant Selection and Assignment.**

G. Fair Housing

1. Complaints: DHA will respond to all complaints received from Applicants and tenants who believe that their rights under the Fair Housing Act have been violated. A written record of each complaint including the date, name of the person making the complaint, names of all person(s) involved, investigation of the facts, record of the hearing, and the final decision regarding the complaint will be maintained by DHA. Each complainant will be furnished a written notice of the decision or action taken.
2. Applicants will be advised of their right to file a complaint with the HUD Fair Housing and Equal Opportunity Office. Information outlining how to file complaints with HUD is posted in the Applications and Assignments office and at all DHA housing developments.

Source: Excerpt from *Dallas Housing Authority Admissions and Continued Occupancy Policy for Low Rent Housing*, August 2009

Section 8 Housing Choice Voucher Program

DHA’s policies governing eligibility, selection and admission including admission preferences for the Section 8 Housing Choice Voucher Program are included in the *Dallas Housing Authority Administrative Plan for Housing Voucher Programs*, relevant portions of which are provided below.

***Dallas Housing Authority
Administrative Plan for Housing Voucher Programs
(excerpt)***

Section IV. Admission Standards

Applicants must meet basic eligibility requirements listed below at the time of selection from the Waiting List; otherwise, the Applicant shall be determined ineligible and removed from the list. Applicants determined ineligible shall be entitled to an informal review of their file if they request such review as described in this Administrative Plan.

A. Eligibility Criteria

Income Eligibility:

A Family is eligible for assistance under the Section 8 Program if, at the time they receive assistance, the Family meets one of the standards listed below:

1. has been continuously assisted under the 1937 Housing Act with no breaks in assistance exceeding six consecutive months;
2. qualifies as a Very Low-Income Family (including Extremely Low-Income) under HUD'S approved Income Limits;
3. qualifies as a Lower Income Family (other than Very Low-Income) and is displaced by Rental Rehabilitation or Development activities assisted under section 17 of the 1937 Housing Act (**42 U.S.C.**), or as a result of activities under the Rental Rehabilitation Demonstration Program;
4. qualifies as a Moderate Income Family and is displaced while living in housing covered by the Low-Income Housing Preservation and Resident Homeownership Act of 1990; or
5. qualifies as a Low-Income Family for assistance as a non purchasing Family residing in a HOPE 1 (public housing homeownership) or HOPE 2 (homeownership of multi-family units) Project under Section 8 of the 1937 Housing Act (**42 U.S.C.**).

B. General Eligibility

DHA shall consider all Applicants for admission who, at the time of eligibility determination, meet all of the following conditions and requirements established by HUD:

1. Family: The Applicant must qualify and document their status as a Family, Elderly Family, Disabled Family, or a Single Person as defined herein. Families of more than one person must submit documentation that they comply with DHA's definition of "Family"
2. Income: The Family's Annual Income must be documented and may not exceed the HUD-determined Income Limits for the Family size.
3. Citizenship or Eligible Immigration Status: DHA shall provide housing assistance to United States citizens and eligible non-citizens. A household with at least one ineligible member is considered a "Mixed Family". At least one Family member must be a documented U.S. citizen or eligible non-citizen. The subsidy standard shall be based on the actual household member(s) and the housing assistance payment (HAP) will be prorated to assist only the eligible members of the Family.
4. Families must provide the following documents for each member as evidence of citizenship or eligible immigration status:
 - a. United States Citizens
 - 1) A written and signed Declaration for each Family member;
 - 2) A United States passport; or
 - 3) Birth Certificate or Certificate of Naturalization.
 - b. Non-Citizen
 - 1) A written and signed Declaration for each Family member;

- 2) A signed Verification Consent Form; and
 - 3) One of the original U.S. Immigration and Naturalization Services documents listed on the Declaration.
5. Documentation of Full Time College Students of Non-Parental/Guardian Households
- DHA shall provide assistance to independent Full Time College Students of legal age or an emancipated Minor under state law that meet the following criteria as stated in PIH Notice 2005-16:
- a. Each college student within a household must provide a written/signed certification that the student does or does not anticipate receiving financial support from the student's parent(s) or guardian(s) and the amount of support;
 - b. The college student must have established a household separate from his/her parents or legal guardians for at least one year prior to applying to housing choice voucher program and must provide evidence of separate households by supplying the address information that predates the student's application by a minimum of one year;
 - c. The college student must not be claimed as a dependent by parent(s) or legal guardian(s) on their Internal Revenue Services (IRS) tax return; and
 - d. The college student must be income eligible.

C. Criminal History Check

DHA shall conduct a criminal background check for every member of the Applicant's Family age 18 and over. DHA shall screen to ensure that no member of the Family has engaged in criminal activity that threatened the health and safety of the public or in drug related criminal activity.

DHA shall not approve admission of Applicants with criminal backgrounds whose presence may compromise the health, safety, welfare and/or peaceful enjoyment of the housing by other residents.

To avoid admitting such Applicants, DHA shall examine the activity of all applicable members of the Applicant's Family for a period of seven (7) years prior to the date of the admission into the program. DHA shall take reasonable steps to ensure that neither the Applicant nor any member of the Applicant's family who will be included on the lease:

1. is currently using illegal drugs or have a history of engaging in the illegal use of controlled substances in the past 7 years. This requirement may be waived if the Applicant demonstrates to DHA's satisfaction that he or she no longer engages in the illegal use of the controlled substance(s). This waiver is not available to individuals engaged in selling, producing or manufacturing illegal substances.
2. has a history of criminal activity involving crimes to persons or property and/or other criminal acts that would adversely affect the health, safety or welfare of other residents or DHA personnel in the past 7 years.
3. has a history of incarceration, parole or probation for drug related crimes, violent crimes or crimes that threaten the health, safety and/or general well being of the community in the past 7 years.
4. DHA may waive the requirement for Applicants participating in special programs targeting special needs populations such as ex-offenders, Homeless, veterans and/or disabled persons.

D. Additional HUD Eligibility Criteria

DHA shall use the following standards to deny admission and/or terminate assistance to the Section 8 Program.

1. Drug Related Eviction: DHA shall review residential history to determine if the Family has lived in federally assisted housing, and deny admission if any Family member was evicted from a federally assisted housing unit for drug related or violent criminal activities within seven (7) years of the application date. An exception may be made if the member responsible for the eviction is no longer a member of the household due to long-term imprisonment or death.
2. Illegal Drug Use: DHA shall deny admission to any Family if there is a reason to believe that a Family member uses or sells illegal drugs or is engaged in drug-related criminal activity; or that a Family member's use or pattern of use of illegal drugs will threaten the health, safety, or right to peaceful enjoyment of the premises by other residents. This requirement may be waived if the Family demonstrates to DHA's satisfaction that he or she no longer engages in the illegal use of the controlled substance(s). This waiver is not available to individuals engaged in selling, producing or manufacturing illegal substances.
3. Conviction for Methamphetamine Production: DHA shall permanently deny admission to Families if a member has been convicted for the manufacture of Methamphetamine (also known as speed) in Federally assisted housing.
4. Sex Offenders: DHA shall permanently deny admission to Families if a member is required to register as a lifetime sex offender. DHA will use the services of state and private agencies to check national registers to ensure that such sex offenders are not admitted to the program.
5. Alcohol Abuse: DHA shall deny admission if there is reason to believe that any Family member has a pattern of abusing alcohol that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents. This requirement may be waived if the Family demonstrates to DHA's satisfaction that he or she no longer abuses or misuses alcohol and:
 - a. has successfully completed a supervised alcohol rehabilitation program licensed and approved by the Texas Commission on Alcohol and Drug Abuse (TCADA) or other State program if Applicant is from another State; or
 - b. is participating in a supervised alcohol rehabilitation program.
6. Violent Criminal Activity: DHA shall deny admission to any Family if there is reason to believe that a Family member engaged in any of the following acts:
 - a. Crimes involving physical force, such as forcible rape, murder, robbery, assault and battery through use of a weapon; aggravated assault, domestic violence (as the individual who committed the violence, not the victim) or
 - b. Any activity involving the use of weapons against persons or property.
7. Crimes That Threaten the Peace, Health and Safety of Others: DHA shall deny admission to any Family if there is reason to believe that a member of the Family has engaged in any activity that threatens the peace, health and safety of others. Such crimes include but are not limited to:
 - a. Voluntary Manslaughter - the unlawful taking of human life under circumstances falling short of willful or deliberate intent to kill.

- b. Kidnapping - taking and carrying away a human being by force and against his will.
- c. Mayhem - inflicting an injury that permanently renders the victim less able to fight offensively or defensively; dismemberment or disablement of a limb; or bodily disfigurement.
- d. Burglary - unlawful entry to a building or occupied structure for the purpose of committing a crime.
- e. Arson - starting a fire or explosion with the purpose of destroying a building or occupied structure of another; or destroying or damaging any property to collect insurance for the loss.
- f. Terrorist Threats – threatening to commit any crime of violence with the purpose of terrorizing another or causing evacuation of a building, place of assembly, or facility of public transportation.
- g. Prostitution - offering to engage, agreeing to engage or engaging in sexual conduct for a fee, or soliciting another in a public place to engage with him/her in sexual conduct for hire

E. Other Admission Requirements - Debts Owed to DHA

- 1. Applicants to the Section 8 program must be free of any debts to DHA or another housing authority before being admitted to the program.
- 2. Families participating in DHA rental assistance programs may not be indebted to DHA or another housing authority as a result of unreported income, overpaid assistance, utility reimbursement over-subsidy, vacancy loss, damages, and/or unpaid rental claims. In some instances, participants may be permitted to repay their debt in installments. (see Section VIII, Part C)

F. Public Housing and Former Program Participants

Applicants moving from DHA public housing developments shall be screened using the same procedures as Applicants from the Waiting List. Additionally, the record of former Section 8 participants will be researched for possible program violations. The following violations are grounds for denial of admission:

- 1. While participating in the Section 8 Program, the Family violated any Family Obligation, as set forth in **24 CFR 982.551** as amended. An exception may be granted if the Family member who violated the Family Obligation is not a current member of the household.
- 2. No Family member may have committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program.
- 3. The Family must have paid any outstanding debt owed DHA or another housing authority as a result of prior participation in any federal housing program.
- 4. Families entering the Section 8 Program from DHA conventional housing programs must be in good standing under the terms of DHA lease. The rent and other payments due under the lease must be current, and there must be no evidence of lease violations that would constitute grounds for termination.
- 5. Families assessed a debt to DHA, prior to Section 8 HAP being executed on their behalf will be required to pay the public housing debt in full. If a Family is unable to pay a debt in excess of \$500, the Family may be offered the opportunity to enter into

an agreement to repay the amount owed. Under such an agreement, DHA will require payment of 25% of the debt at the execution of the agreement, and offer the Family a promissory note to repay the remaining balance within twelve (12) months. Failure to make payments under the agreement is grounds for program termination.

6. No Family member may have been evicted from public housing for non-payment of rent during the past 60 months.
7. No Family member may have engaged in or threatened abusive or violent behavior toward DHA personnel during the past 60 months.

Section V. Admitting Applicants to the Voucher Program

A. When Applications are Accepted

Applications for the Section 8 Program are accepted periodically when the number of applicants already on the waiting list are insufficient to fill projected slots in the coming 12 months. Specific dates, times and locations are announced by public notice in area newspapers, on local radio stations and posted in DHA Administrative Offices.

B. How the Waiting List is Organized

DHA will use a lottery system to place families on the HCV Waiting List. When using the lottery system, DHA shall post the time and date of lottery selection and the number of applicants that will be selected by the lottery. This notice shall be posted with the announcement of the opening of the Waiting List. Applicants placed on the HCV Waiting List using a lottery system will be randomly assigned a number and the application will be placed on the HCV Waiting List in order of the assigned numbers and according to DHA Preference(s). Applicants that are selected shall be informed in writing of their selection and placement on the HCV Waiting List. Applicants that are not selected by the lottery will not be placed on the Waiting List and will have to reapply when the Waiting List is re-opened.

Project-based voucher properties that were developed using Low Income Housing Tax Credits will have separate waiting lists, maintained at the property. Individuals on the HCV waiting lists will have an opportunity to apply for admission to Project-based voucher properties.

C. The Application

The application constitutes the basic record of Applicants applying for admission, therefore, Applicants must supply complete and true information. The application, together with all other materials relating to the Applicant's eligibility will be placed in the Applicant's file.

D. Opening the Waiting List

DHA may periodically open the HCV Waiting List to target only admissions for categories of Families that meet specific preferences or funding criterion. DHA may limit the number of applications accepted for targeted admissions in order to meet program objectives.

E. The Walker Settlement Voucher Waiting List

DHA will maintain a separate Special Admissions Waiting List for applicants that are eligible for the Walker Settlement Voucher program. These applicants will not be added to the HCV Waiting List but are eligible to apply for the HCV Waiting List when

open. Applying for the HCV Waiting List will not affect the applicant's status on the Special Admissions Waiting List. DHA may use a lottery system to place families on the Special Admissions Walker Settlement Voucher Waiting List and may limit the number of families placed on the list. Each applicant will be randomly assigned a number based on the lottery; this number will NOT be based on the date or time of application. The applicants selected in the lottery will be placed on the Special Admissions Waiting List in order of the randomly assigned number. DHA will not apply Preference(s) to the Special Admission Waiting List. Applicants that are selected will be informed in writing of their selection and placement on the Special Admissions Waiting List.

F. Completion of Applications

1. Applications for the Housing Choice Voucher Program may be taken electronically or at designated DHA facilities. The application constitutes the basic record of Applicants applying for admission therefore DHA shall only accept completed applications. The application, together with all other materials relating to the Applicants' eligibility shall be placed in the Applicants' file.
2. Applicants who need assistance in completing their applications or who need an alternative method of communication because of disabilities will be furnished with such assistance or alternative communication method.

G. Continuously Assisted Families/ "Special Admissions"

Certain families are issued vouchers or project-based voucher units, outside the context of the waiting list. These families:

1. are being relocated from the Authority's public housing properties or Low Income Housing Tax Credit properties in which DHA is participating that are being demolished, undergoing substantial capital improvements, modernization, or rehabilitation or who are being relocated pursuant to agreements already in place between DHA and the tax credit property ownership entity; or
2. have lost assisted housing or are about to lose assisted housing because a private owner receiving project-based Section 8 assistance opts out of, chooses not to renew the HAP contract or fails quality inspections, requiring that their HAP contract be cancelled; or
3. are receiving assistance in a Section 8 SRO program and the owner of the program fails inspections, intends to opt out, not renew, or reduce the program size.

A family qualifies for one of these vouchers when they receive notice that they will have to move for one of the reasons cited above. Eligible families will be issued vouchers in an order based on date on which they receive notice to move.

Generally, DHA will receive replacement housing vouchers to assist these families, but if the process of obtaining these vouchers is delayed, the families will be issued vouchers to prevent their becoming homeless.

H. Administration of the Waiting List

1. Organization of the Waiting List

At a minimum, the HCV Waiting List will include the following information:

- a. The Applicants' name, address, phone number;
- b. The names, relationship to head, sex and age of family members who will live in the assisted unit;

- c. The number of bedrooms for which the Family initially qualifies in accordance to DHA occupancy standards;
- d. The date and time of application or if selected by lottery, the date of lottery pull;
- e. Qualification for any local preferences, if applicable; and
- f. Racial and ethnic designation of the Head of Household.

2. Purging the Section 8 Waiting List

When waiting time for applicants for housing will average more than twenty-four (24) months, DHA may confirm Applicants' continued interest in the Housing Choice Voucher Program and purge the Waiting List accordingly. DHA shall contact Applicants at their last known address to determine the continued interest in the program. Applicants not responding to the inquiry within thirty (30) calendar days, or responding negatively, will be removed from the Housing Choice Voucher Waiting List. Once Applicants are removed from the Waiting List, they will be required to re-apply for assistance.

3. Suspension of Applications

When it becomes evident that the number of eligible Applicants on the Housing Choice Voucher Waiting List has increased to the extent that there is no reasonable prospect of housing additional Applicants within 36 months, the President and CEO may suspend the taking of further applications. Such suspension will be announced publicly. DHA may also close the Waiting List for administrative purposes. During such periods, DHA may continue to accept applications from Applicants qualifying for targeted funding for specific programs.

I. Selection from the Waiting List

Applicants that are on the HCV Waiting list prior to January 1, 2009 will be selected on a first come, first served basis according to the date and time the completed applications were received. No Admissions preferences will apply to these Applicants.

Applicants added to the HCV Waiting list after January 1, 2009 will be selected in the following order:

1. So long as available funding permits re-issuance of turnover vouchers, families involuntarily displaced from their current housing due to governmental action or federally designated natural disaster. Families qualifying for this preference shall have a first priority over all other Families applying for housing;
2. So long as available funding permits re-issuance of turnover vouchers, individuals graduating from the foster care program administered by the Texas Department of Protective and Regulatory Services. Individuals qualifying for this preference shall have second priority preference over all other Families applying for housing; and
3. So long as available funding permits re-issuance of turnover vouchers, formerly homeless applicants who are ready to move from project based voucher housing providing permanent supportive housing to the homeless to independent housing shall have third preference over all other Families applying for housing; and
4. Applicants that do not meet any Admissions Preferences will have fourth priority preference over all other Families applying for housing.
5. Within each group, applicants will be processed in lottery number order.

Applicants applying for or qualifying for a specific category of special use vouchers (e.g. Veterans Administration Supportive Housing [VASH] or Family Unification Program [FUP]) may be selected ahead of higher placed Applicants on the HCV Waiting List that do not qualify for the targeting funding.

The final determination of eligibility is made when the Applicants are selected from the HCV Waiting List, and the Applicants income and Family composition is verified.

1. Documentation to Determine Eligibility: All adult members of Applicant families are required to sign HUD's Form 9886, Authorization to Release Information Privacy Act Notice and disclose the social security number and card for each Family member 6 years of age and older. If a social security number has never been issued for a Family member, the member must obtain a social security number. The parent or guardian of a child or disabled adult must sign a certification statement for each person.

If a Family member does not have the original Social Security card issued by the Social Security Administration, DHA will accept photo identification and verification of the number from the Social Security Office.

2. Documentation of Familial Relationship: Families, as defined in Section of this Plan, must be able to document their relationship as follows:
 - a. Birth Certificates;
 - b. Certificates of birth issued by a physician, midwife or hospital;
 - c. Verification of adoption
 - d. Guardianship or custody documents issued by a magistrate or judge;
 - e. Award Letters showing benefits paid on behalf of a minor or disabled adult;
 - f. Documents from school systems or doctors demonstrating kinship care;
 - g. Proof of living arrangements and sharing of expenses.

I. Admissions Preferences

Admissions Preferences will not apply to families that applied prior to January 1, 2009 or special admissions applications.

J. Income Targeting

In accordance with Income Targeting requirements established by HUD, seventy-five percent (75%) of the new admissions to the Section 8 Program each year from the waiting list will have incomes at or below thirty percent (30%) of the area median income (extremely low income applicants).

These applicants will be selected before other eligible applicants on an as needed basis to ensure the income targeting requirement is met.

It is not anticipated that it will be necessary to skip higher income families on the waiting list to achieve federally mandated income targeting requirements because the majority of families on the waiting list are extremely low income families.

Non-waiting list admissions are not subject to income targeting requirements. This would include continuously assisted families displaced from public housing, families issued vouchers because of project-based program REAC failures or owner opt outs, etc.

K. Special Programs for the Homeless

DHA will set aside no fewer than 25% of its turnover vouchers each month until a total of 700 is reached for competitive award of project-based vouchers for permanent supportive housing for the homeless.

L. Determination of Ineligibility and Informal Review

1. Review for Determination of Ineligibility: DHA shall notify all Applicants found ineligible for assistance that they have been denied assistance. Applicants shall be notified in writing of the reason(s) for the determination and the right to request an Informal Review of the determination. Upon request, Applicants will be allowed to review a copy of relevant documentation regarding the determination.
 - a. Applicants who wish to contest a denial of assistance shall have the opportunity to submit information and evidence to the Vice President of Voucher Programs for an Informal Review of the denial determination.
 - b. The request for an Informal Review must be made in writing within ten (10) calendar days from the date of the written denial of assistance. An Applicant that fails to request the Informal Review within ten (10) calendar days will be ineligible for a review and the denial shall stand. The Informal Review shall be scheduled within twenty calendar days of the Applicant's request.
 - c. The Vice President of Voucher Programs or his/her designee shall conduct the informal review of the file, and any additional information presented by the Applicant for consideration.
 - d. The outcome of the Informal Review shall be recorded in the Applicant's file. If it is determined that the Applicant is eligible, the Family's name will be placed on the Section 8 Waiting List without loss of position during the period of ineligibility, or issued a voucher, whichever is appropriate. The Vice President of Voucher Programs will notify the Applicant of the outcome, in writing, within five (5) calendar days after the Applicant's review.
2. Reviews for Applicants after the Issuance of a Voucher: The Vice President of Voucher Programs or his/her designee will review matters presented by Applicants who have been issued vouchers when no HAP has yet been paid on their behalf.
3. Matters Not Subject to Informal Review by Applicants: DHA shall not grant file reviews for matters to:
 - a. DHA's discretionary administrative determinations or to consider general policy issues or class grievances;
 - b. DHA's determination of Family's unit size under DHA subsidy standards;
 - c. DHA's determination not to approve leasing a unit under the Section 8 Program, or approve a proposed lease;
 - d. DHA's determinations that unit selected does not comply with HQS;
 - e. DHA's determination that a unit selected is not in accordance with HQS because of the size of the Family;
 - f. DHA's refusal to extend Families' voucher past the maximum time allowed under DHA policy;
 - g. DHA's determination of rent reasonableness;

- h. DHA's schedule of utility allowances; and
- i. DHA's decision not to approve a unit or tenancy.

DHA is not bound by any decision that is in conflict with HUD regulations or DHA policy. The President and CEO or his/her designee, may review all decisions to ensure compliance with HUD regulations and DHA policy.

M. Briefing and Issuance of Vouchers

DHA briefs all Families entering the Section 8 Housing Choice Voucher Program for the first time, relocating Families, and portable Families (Section 8 participants that transfer from another housing authority) entering DHA's jurisdiction.

1. Conducting a Briefing: Briefing attendance is mandatory. Applicants/tenants will receive written notification of the date, time and location of the scheduled briefing. Applicant must call 24 hours prior to the scheduled briefing to reschedule. A maximum of two (2) appointments shall be granted per applicant/tenant. Any Applicant that does not attend one of the two sessions shall have his/her application withdrawn. Applicants whose applications are withdrawn are not entitled to an Informal review. Briefings may be conducted in group sessions or individually.

DHA may conduct individual briefings as a reasonable accommodation for persons with disabilities.

Briefings may be conducted in the evenings and on weekends to accommodate applicants who work.

2. Briefing Information: In addition to the HUD-required information provided during the briefings, DHA strongly encourages Section 8 Families to seek housing in non-poverty areas by providing:
 - a. information or access to the addresses of units available to Section 8 Families, as well as the Landlords' name, and telephone numbers;
 - b. information on individual units available for lease;
 - c. individual counseling and transportation to view units;
 - d. information on neighborhood amenities, including information on crime, schools, day care, health care and public transportation; and
 - e. counseling to Families on program matters, and in instances of alleged program discrimination.

N. Promoting Housing Opportunities

DHA seeks to increase the participation of Landlords with units located outside of areas with a high concentration of low-income Families. To accomplish this goal, DHA conducts outreach to Landlords with properties in low-poverty areas and encourages them to accept voucher holders. The local media, professional real estate organizations, Apartment Listing Network and the Cole Indices are used as resources to increase the interest of private Landlords within DHA jurisdiction.

As part of this outreach effort, DHA prepares and distributes information packets, brochures, leaflets, and handouts outlining the benefits of the Section 8 Program. DHA provides Landlords with information regarding HUD regulations, Section 8 Program guidelines, fair housing, Housing Quality Standards, and other Landlord related issues.

In addition, DHA conducts Landlord workshops, corporate briefings, property visits, and initiates telephone contact with Landlords owning housing units in low-poverty areas.

A low poverty census tract is defined as a census tract where the poverty rate is at or below 17.8%, or at or below the overall poverty rate for the principal operating area of DHA, whichever is greater. DHA uses the most recent decennial Census data to determine the poverty rate and provides a listing of the eligible census tract areas to landlords and to clients in the briefing packets and in vacancy listings. This is the same targeting required by the Federal Court in the Walker settlement agreement.

The methodology used in promoting de-concentration of Section 8 Housing Choice Voucher holders is outlined in the Landlord Services Procedures

O. The Term of Vouchers

Section 8 vouchers expire 90 days from the date of issuance. DHA will not extend the voucher term except as a reasonable accommodation to persons with disabilities.

Class Members participating in the Walker Settlement Program and actively searching for housing in Predominantly White Areas will be given one hundred twenty (120) days to find suitable housing.

Families shall be considered successful in their housing search should they submit a Request for Tenancy Approval (RFTA) prior to the expiration date on the Section 8 Voucher. The Family may submit only one RFTA at a time. Once the documents are received, DHA shall suspend (i.e., toll) the term of the Family's voucher. Should the Family be required to resume their search for housing (e.g., because the unit selected fails inspection), the Family shall be allowed to resume their search for housing using the remainder of the time left on the voucher.

The voucher shall be withdrawn if the Family fails to lease suitable housing during the term of the voucher. Expiration or withdrawal of a voucher does not preclude the Family from completing a new application for the HCV Waiting List, provided DHA has not suspended taking applications for the Section 8 program.

Source: Excerpt from *Dallas Housing Authority Administrative Plan for Housing Voucher Programs*, October 2009

6.2 Financial Resources

Sources	Original Funding	Estimate of Remaining Funding as of January 1, 2010	Planned Use
Public Housing Resources			
Federal Resources – 2010 Grants			
Public Housing Operating Fund	NA	\$17,750,000	public housing operations
Public Housing Capital Fund	NA	\$6,900,000	public housing capital improvements
Subtotal – 2010 Grants		\$24,650,000	
Public Housing Dwelling Rental Income			
Rental Income	NA	\$9,000,000	public housing operations
Other Income			
Excess Utilities	NA	\$500,000	public housing operations

Sources	Original Funding	Estimate of Remaining Funding as of January 1, 2010	Planned Use
Non-Dwelling	NA	\$70,000	public housing operations
Miscellaneous Charges	NA	\$114,000	public housing operations
Late Charges	NA	\$20,000	public housing operations
Subtotal Other Income		\$704,000	
Federal Resources - Prior Year Grants			
2009 ARRA Formula Funds TXS00950109	\$8,815,293	\$7,999,736	public housing capital improvements
2009 Capital Fund Program	\$6,900,000	\$6,929,615	public housing capital improvements
2008 Capital Fund Program TX21P00950108	\$6,964,193	\$5,504,321	public housing capital improvements
2007 Capital Fund Program TX21P00950107	\$6,929,615	\$2,527,821	public housing capital improvements
2007 Resident Opportunity and Self Sufficiency Program – Family and Homeownership TX009REF072A007	\$500,000	\$378,851	first-time homebuyer program for families residing in FSS designated sites
2006 Resident Opportunity and Self Sufficiency Program – Resident Service Delivery Model - Family TX009REF088A006	\$500,000	\$205,561	service delivery model for Little Mexico Village
2005 Resident Opportunity and Self Sufficiency Program TX009REF060A005	\$500,000	\$2,366	provide supportive services of families residing at Frazier Courts
1998 HOPE VI Program TX21URD009I198	\$34,907,186	\$4,756,646	revitalization of the Roseland Homes community
1991 Public Housing Development Program TX21P009033	8,992,440	\$399,543	development of public housing units
1992 Public Housing Development Program TX21P009034	5,450,150	\$5,450,150	development of public housing units
1992 Public Housing Development Program TX21P009038	1,400,000	\$1,105,194	development of public housing units
1991 – 1992 Public Housing Development Program TX21P009042	2,507,900	\$999,410	development of public housing units
Subtotal – Prior Year Grants		\$36,259,214	
Total Resources for Public Housing		\$70,613,214	

Sources	Original Funding	Estimate of Remaining Funding as of January 1, 2010	Planned Use
Section 8 Program Resources			
Annual Contributions for Section 8 Tenant-Based Assistance	NA	\$126,000,000	payments to landlords
Section 8 Tenant-Based Administration Fee	NA	\$11,000,000	administrative fee
Section 8 Disability Voucher	NA	\$840,000	payments to landlords
Section 8 Disability Voucher	NA	\$60,000	administrative fee
Section 8 Single Room Occupancy	NA	\$300,000	payments to landlord - Prince of Wales Apartments
Section 8 Shelter Plus Care	NA	\$300,000	payments to landlord – Hillcrest House
Total Resources for Section 8 Program		\$138,500,000	
Total Resources		\$209,113,214	

6.3 Rent Determinations

Public Housing

DHA's policies governing rent determination for the public housing program are included in the *Dallas Housing Authority Admissions and Continued Occupancy Policy for Low Rent Housing*, relevant portions of which are provided below.

Dallas Housing Authority Admissions and Continued Occupancy Policy for Low Rent Housing (excerpt)

X. Flat Rents (Public Housing only)

A. Flat Rents

1. Flat rents are market-based rents.
2. Flat rents vary by apartment size and type and also by development location.
3. Flat rents do not have a utility allowance. An apartment with resident-paid utilities should have a lower flat rent than the same apartment with project-paid utilities.
4. DHA will take the following information into account in developing its Flat rent Schedule:
 - a. Rents of non-assisted rental units in the immediate neighborhood
 - b. Whether utilities are resident-paid or project-paid
 - c. Size of DHA's units compared to non-assisted rental units from the neighborhood
 - d. Age, type of apartment and condition of DHA's units compared to non-assisted rental units from the neighborhood
 - e. Land use in the surrounding neighborhood

- f. Amenities (childcare, laundry facilities, playgrounds, community rooms, social services, education/ job training programs, etc.) at DHA's properties and in the surrounding neighborhood
- g. Crime in DHA's developments and the surrounding neighborhood
- h. Quality of local schools serving each DHA development
- i. Availability of public transportation at each DHA development
- j. Availability of accessible units for persons with mobility impairments.

B. Annual Update of Flat Rents

- 1. DHA shall review the Flat Rent structure annually and adjust the rents as needed.
- 2. Flat rents may either be increased or decreased based on the market rents as described above.
- 3. When a resident chooses Flat rent, his/her rent shall be adjusted only at the next annual reexamination rather than at the point the Flat rent may change.

C. Choice of Rent

- 1. Once each year, beginning with admission and continuing at each annual reexamination, each family is offered a choice between paying the income-based rent and the Flat rent applicable to the unit they will be occupying.
- 2. Because of the way the Federal law is written, choice of Flat rent may only be offered at admission and annual reexamination.

D. Recertification of Families on Flat Rents

Families paying flat rents are required to recertify income only every three years, rather than annually, although they are still required to participate in an Annual Reexamination in order to ensure that apartment size is still appropriate and Community Service requirements (if applicable) are met. **24 CFR § 960.257 (a)(2)**

E. Hardship Reduction in Flat Rents

- 1. If a resident who opted for Flat Rent experiences a decrease in income, Management will perform an Interim Reexamination of Income.
- 2. If the reduction in income will last more than 30 days, Management will reduce rent to the income-based rent based on verified income information. **24 CFR § 960.253 (f)**
- 3. If the Resident's income rises again before the annual reexamination, the resident must pay the income-based rent until the next annual reexamination.

XI. Determining Income and Rent

A. Annual Income 24 CFR § 5,609

DHA shall use HUD's definition of Annual Income. Should this definition be revised, HUD's definition, rather than that presented below shall be used.

Annual income is the anticipated total income from all sources, including net income derived from assets, received by the family head and spouse (even if temporarily absent) and by each additional family member including all net income from assets for the 12-month period following the effective date of initial determination or reexamination of income, exclusive of income that is temporary, non-recurring, or sporadic as defined

below, or is specifically excluded from income by other federal statute. Annual income includes but is not limited to:

1. The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services;
2. The net income from operation of a business or profession, including any withdrawal of cash or assets from the operation of the business. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining the net income from a business. An allowance for the straight line depreciation of assets used in a business or profession may be deducted as provided in IRS regulations. Withdrawals of cash or assets will not be considered income when used to reimburse the family for cash or assets invested in the business;
3. Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for the straight line depreciation of real or personal property is permitted. Withdrawals of cash or assets will not be considered income when used to reimburse the family for cash or assets invested in the property;
4. If the Family has Net Family Assets in excess of \$5,000, Annual Income shall include the greater of the actual income derived from all Net Family Assets or a percentage of the value of such Assets based on the current passbook savings rate as determined by HUD;
5. The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts [See B. 14. below for treatment of delayed or deferred periodic payment of social security or supplemental security income benefits.];
6. Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation, and severance pay (But see paragraph B. 3. below concerning treatment of lump-sum additions as Family assets.);
7. All welfare assistance payments (Temporary Assistance to Needy Families, General Assistance) received by or on behalf of any family member;
8. Periodic and determinable allowances, such as alimony and child support payments, and regular cash and non-cash contributions or gifts received from agencies or persons not residing in the dwelling made to or on behalf of family members; and
9. All regular pay, special pay, and allowances of a family member in the Armed Forces. (See paragraph B. 7. below concerning pay for exposure to hostile fire.)

B. Excluded Income 24 CFR § 5.609

Annual Income does not include the following:

1. Income from the employment of children (including foster children) under the age of 18 years;
2. Payments received for the care of foster children or foster adults (usually individuals with disabilities, unrelated to the resident family, who are unable to live alone);
3. Lump sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance, and worker's compensation), capital gains, one-time lottery winnings, and settlement for personal

property losses (but see paragraphs 4 and 5 above if the payments are or will be periodic in nature);

(See paragraphs 14. and 15 below for treatment of delayed or deferred periodic payments of social security, supplemental security, or Veterans Administration income benefits.)

4. Amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member;
5. Income of a live-in aide, provided the person meets the definition of a live-in aide;
6. The full amount of student financial assistance paid directly to the student or the educational institution;
7. The special pay to a family member serving in the Armed Forces who is exposed to hostile fire;
8. Certain amounts received that are related to participation in the following programs:
 - a. Amounts received under HUD funded training programs (e.g. Step-up program: excludes stipends, wages, transportation payments, child care vouchers, etc. for the duration of the training);
 - b. Amounts received by a person with disabilities that are disregarded for a limited time for purposes of Supplemental Security Income and benefits that are set aside for use under a Plan to Attain Self-Sufficiency (PASS);
 - c. Amounts received by a participant in other publicly assisted programs that are specifically for, or in reimbursement of, out-of-pocket expenses incurred (special equipment, clothing, transportation, child care, etc.) to allow participation in a specific program;
 - d. Incremental earnings and/or benefits resulting to any family member from participation in qualifying state or local employment training program (including training programs not affiliated with the local government), and training of family members as resident management staff. Amounts excluded by this provision must be received under employment training programs with clearly defined goals and objectives, and are excluded only for a limited period as determined in advance by the DHA;
9. Temporary, non-recurring, or sporadic income (including gifts);
10. Reparation payments paid by foreign governments pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era;
11. Earnings in excess of \$480 for each full-time student 18 years old or older (excluding the head of the household and spouse);
12. Adoption assistance payments in excess of \$480 per adopted child;
13. The incremental earnings and benefits to any resident 1) whose annual income increases due to employment of a family member who was unemployed for one or more years previous to employment; or 2) whose annual income increases as the result of increased earnings by a family member during participation in any economic self sufficiency or other job training program; or 3) whose annual income increases due to new employment or increased earnings of a family member during or within six months of receiving state-funded assistance, benefits or services, will not be increased during the exclusion period. For purposes of this paragraph, the following

definitions apply:

- a. State-funded assistance, benefits or services means any state program for temporary assistance for needy families funded under Part A of Title IV of the Social Security Act, as determined by the DHA in consultation with the local agencies administering temporary assistance for needy families (TANF) and Welfare-to-Work programs. The TANF program is not limited to monthly income maintenance, but also includes such benefits and services as one-time payments, wage subsidies and transportation assistance – provided that the total amount over a six-month period is at least \$500.
 - b. During the 12 month period beginning when the disabled member first qualifies for a disallowance, the DHA must exclude from Annual Income any increase in income as a result of employment. For the 12 months following the exclusion period, 50% of the income increase shall be excluded.
 - c. Regardless of how long it takes a resident to work for 12 months (to complete the first exclusion) or the second 12 months (to qualify for the second exclusion), the maximum period for the disallowance (exclusion) is 48 months.
 - d. The disallowance of increased income under this section is only applicable to current disabled residents and will not apply to applicants who have begun working prior to admission (unless their earnings are less than would be earned working ten hours per week at minimum wage, under which they qualify as unemployed).
14. Deferred periodic payments of supplemental security income and social security benefits that are received in a lump sum payment;
 15. Deferred payments of VA disability benefits that are received in a lump sum payment;
 16. Amounts received by the family in the form of refunds or rebates under state or local law for property taxes paid on the dwelling unit;
 17. Amounts paid by a State agency to a family with a developmentally disabled family member living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home;
 18. Amounts specifically excluded by any other Federal Statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under the United States Housing Act of 1937. (A notice will be published by HUD in the Federal Register identifying the benefits that qualify for this exclusion. Updates will be published and distributed when necessary.)

The following is a list of benefits excluded by other Federal Statute:

- a. The value of the allotment provided to an eligible household for coupons under the Food Stamp Act of 1977; **7 USC 2017 (h)**
- b. Payments to volunteers under the Domestic Volunteer Service Act of 1973; **42 USC 5044 (g), 5088**

Examples of programs under this Act include but are not limited to:

- the Retired Senior Volunteer Program (RSVP), Foster Grandparent Program (FGP), Senior Companion Program (SCP), and the Older American Committee Service Program;
 - National Volunteer Antipoverty Programs such as VISTA, Peace Corps, Service Learning Program, and Special Volunteer Programs;
 - Small Business Administration Programs such as the National Volunteer Program to Assist Small Business and Promote Volunteer Service to Persons with Business Experience, Service Corps of Retired Executives (SCORE), and Active Corps of Executives (ACE).
- c. Payments received under the Alaska Native Claims Settlement Act; **43 USC.1626 (a)**
 - d. Income derived from certain submarginal land of the United States that is held in trust for certain Indian tribes; **25 USC. 459e**
 - e. Payments or allowances made under the Department of Health and Human Services' Low-Income Home Energy Assistance Program; **42 USC 8624 (f)**
 - f. Payments received under programs funded in whole or in part under the Job Training Partnership Act; **29 USC 1552 (b)**
 - g. Income derived from the disposition of funds of the Grand River Band of Ottawa Indians; P. L. 94-540, 90 Stat 2503-04
 - h. The first \$2000 of per capita shares received from judgment funds awarded by the Indian Claims Commission or the Court of Claims **25 USC 1407-08**, or from funds held in trust for an Indian Tribe by the Secretary of Interior; and **25 USC 117b, 1407**
 - i. Amounts of scholarships funded under Title IV of the Higher Education Act of 1965 including awards under the Federal work-study program or under the Bureau of Indian Affairs student assistance programs. 20 USC 1087 uu
 - Examples of Title IV programs include but are not limited to: Basic Educational Opportunity Grants (Pell Grants), Supplemental Opportunity Grants, State Student Incentive Grants, College Work Study, and Byrd Scholarships.
 - j. Payments received from programs funded under Title V of the Older Americans Act of 1965: **42 USC 3056 (f)**
 - Examples of programs under this act include but are not limited to: Senior Community Services Employment Program (CSEP), National Caucus Center on the Black Aged, National Urban League, Association National Pro Personas Mayores, National Council on Aging, American Association of Retired Persons, National Council on Senior Citizens, and Green Thumb.
 - k. Payments received after January 1, 1989 from the Agent Orange Settlement Fund or any other fund established in the In Re Agent Orange product liability litigation;
 - l. Payments received under Maine Indian Claims Settlement Act of 1980; **P.L. 96-420,94 Stat. 1785**
 - m. The value of any child care provided or arranged (or any amount received as payment for such care or reimbursement for costs incurred for such care) under

the Child Care and Development Block Grant Act of 1990; 42 USC 9858q

- n. Earned income tax credit refund payments received on or after January 1, 1991
26 USC 32 (j)
- o. Payments by the Indian Claims Commission to the Confederated Tribes and Bands of Yakima Indian Nation or the Apache Tribe of Mescalero Reservation;
- p. Allowances, earnings and payments to AmeriCorps participants under the National and Community Service Act of 1990;
- q. Any allowance paid under the provisions of **38 U.S.C. 1805** to a child suffering from spina bifida who is the child of a Vietnam veteran;
- r. Any amount of crime victim compensation (under the Victims of Crime Act) received through crime victim assistance (or payment or reimbursement of the cost of such assistance) as determined under the Victims of Crime Act because of the commission of a crime against the applicant under the Victims of Crime Act;
- s. Allowances, earnings, and payments to individuals participating in programs under the Workforce Investment Act of 1998;
- t. Exclusion of Tax Rebate from the IRS under Economic Stimulus Act;
- u. Exclusion of income earned under temporary employment with the U.S. Census Bureau; and
- v. Kinship Guardian assistance payments and other guardianship care payments;

C. Anticipating Annual Income 24 CFR § 5.609(d)

If it is not feasible to anticipate income for a 12-month period, the Authority may use the annualized income anticipated for a shorter period, subject to an Interim Adjustment at the end of the shorter period. (This method would be used for school bus drivers or classroom aides who are only paid for 9 months, or for tenants receiving unemployment compensation.)

D. Adjusted Income 24 CFR § 5.611

Adjusted Income (the income upon which income-based rent is based) means Annual Income less the following deductions:

All Families Eligible if Verified:

1. Child Care Expenses — A deduction of amounts anticipated to be paid by the family for the care of children under 13 years of age for the period for which Annual Income is computed, BUT ONLY when such care is necessary to enable a family member to be gainfully employed, to seek employment or to further his/her education. Amounts deducted must be unreimbursed expenses and shall not exceed: (a) the amount of income earned by the family member released to work; or (b) an amount determined to be reasonable by DHA when the expense is incurred to permit education or to seek employment.
2. Dependent Deduction — An exemption of \$480 for each member of the family residing in the household (other than the head of household, or spouse, Live-in Aide, foster adult or foster child) who is under eighteen years of age or who is eighteen years of age or older and disabled, or a full-time student.
3. Work-related Disability Expenses — a deduction of unreimbursed amounts paid for attendant care or auxiliary apparatus expenses for family members with disabilities

where such expenses are necessary to permit a family member(s), including the disabled member, to be employed. In no event may the amount of the deduction exceed the employment income earned by the family member(s) freed to work.

Equipment and auxiliary apparatus may include but are not limited to: wheelchairs, lifts, reading devices for the visually impaired, and equipment added to cars and vans to permit their use by the disabled family member. Also included would be the annualized cost differential between a car and the cost of a van required by the family member with disabilities.

- a. For non-elderly families and elderly or disabled families without medical expenses: the amount of the deduction equals the cost of all unreimbursed expenses for work-related disability expense less three percent of Annual Income, provided the amount so calculated does not exceed the employment income earned.
- b. For elderly or disabled families with medical expenses: the amount of the deduction equals the cost of all unreimbursed expenses for work-related disability expense less three percent of Annual Income (provided the amount so calculated does not exceed the employment income earned) PLUS medical expenses as defined below.

Only elderly and disabled families eligible, when verified:

4. Medical Expense Deduction — A deduction of unreimbursed Medical Expenses, including insurance premiums, anticipated for the period for which Annual Income is computed.

Medical expenses include but are not limited to: services of physicians and other health care professionals, services of health care facilities, health insurance premiums (including the cost of Medicare), prescription and non-prescription medicines, transportation to and from treatment, dental expenses, eyeglasses, hearing aids and batteries, attendant care (unrelated to employment of family members), and payments on accumulated medical bills. To be considered by DHA for the purpose of determining a deduction from income, the expenses claimed must be verifiable.

- a. For elderly or disabled families without work-related disability expenses: The amount of the deduction shall equal total medical expenses less three percent of annual income.
 - b. For elderly or disabled families with both work-related disability expenses and medical expenses: the amount of the deduction is calculated as described in paragraph 3 (b) above.
5. Elderly/Disabled Household Exemption — An exemption of \$400 per household. See Definitions in the next section.
 6. Optional Deductions/Exemptions: DHA may amend this policy and grant further deductions. Any such deduction would be noted here. HUD does not increase operating subsidy to offset additional deductions. At the time of adoption, no optional deductions are in effect.

E. Computing Income-based Rent and Choice of Rent 24 CFR § 5.628

1. Total Tenant Payment (TTP)
 - a. The first step in computing income-based rent is to determine each family's Total Tenant Payment or TTP.

- b. Then, if the family is occupying an apartment that has tenant-paid utilities, the Utility Allowance is subtracted from the Total Tenant Payment.
 - c. The result of this computation, if a positive number, is the Tenant Rent.
 - d. If the Total Tenant Payment minus the Utility Allowance is a negative number, the result is the utility reimbursement, which is paid directly to the utility company by the DHA.
- 2. Total Tenant Payment (income-based rent) is the higher of:
 - a. 30% of adjusted monthly income; or
 - b. 10% of monthly income; but never less than the
 - c. Minimum Rent of \$50; and not more than the
 - d. Flat Rent, if chosen by the family
- 3. Tenant rent
 - a. Tenant rent is computed by subtracting the utility allowance for tenant supplied utilities (if applicable) from the Total Tenant Payment.
 - b. In developments where the DHA pays all utility bills directly to the utility supplier, Tenant Rent equals Total Tenant Payment. 24 CFR § 5.634
- 4. Minimum Rent

The Minimum Rent shall be \$50 per month.
- 5. Minimum rent hardship exemption

A hardship exemption shall be granted to residents who can document that they are unable to pay the \$50 because of a long-term hardship (over 90 days). Examples of situations under which residents would qualify for the hardship exemption to the minimum rent are limited to the following: 24 CFR § 5.630

 - a. The family has lost eligibility for or is applying for an eligibility determination for a Federal, State or local assistance program;
 - b. The family would be evicted as result of the imposition of the minimum rent requirements;
 - c. The income of the family has decreased because of changed circumstances, including loss of employment;
 - d. A death in the family has occurred;
- 6. Being exempted from paying minimum rent does not mean the family automatically pays nothing. Instead, the family is required to pay the greater of 30% of Adjusted Monthly Income or 10 percent of monthly income.
- 7. Choice of Rent

At initial certification and at each subsequent annual reexamination the resident shall be offered a choice of paying either the income-based rent or the Flat Rent applicable to the apartment they will be occupying.

Source: Excerpt from *Dallas Housing Authority Admissions and Continued Occupancy Policy for Low Rent Housing*, August 2009

Section 8 Housing Choice Voucher Program

DHA's policies governing rent determination for the Section 8 Housing Choice Voucher Program are included in the *Dallas Housing Authority Administrative Plan for Housing Voucher Programs*, relevant portions of which are provided below.

Dallas Housing Authority Administrative Plan for Housing Voucher Programs (excerpt)

Section VI. Payment and Subsidy Standards

DHA shall determine the Family's unit size and Family contribution of housing cost in accordance with HUD regulations, as revised, using the verification hierarchy outlined in HUD's regulations and verification guidance. The Applications and Assignments division will determine the initial income and Family composition.

A. Payment Standards

1. DHA will establish program Payment Standards by balancing the competing needs of setting Payment Standards as low as possible to assist as the highest number of Families within available funding, while still setting the Standards high enough to ensure that Families can find and lease housing in non-impacted neighborhoods. The range of possible Payment Standards is between 110 percent and 90 percent of HUD's Fair Market Rent standard. HUD has established a payment standard equal to 125% of the FMR for Class Members participating in the Walker Settlement Program utilizing the vouchers in predominantly white areas.
2. DHA will monitor the effect of the Payment Standard it sets by tracking the percentage of families who lease housing within the time limit established for their voucher (the "success rate") and the locations where families actually lease. If the success rate decreases or the pattern of leasing shows families leasing fewer units in non-impacted neighborhoods, staff will recommend an increase in the Payment Standard to the Board of Commissioners.
3. The Payment Standard for Housing Choice Vouchers shall be determined annually following the publication of the final Fair Market Rent (FMR) by HUD and shall be made effective January 1 of the following year for all existing Housing Choice Voucher Families including Families in the Walker Settlement Voucher program.
4. The payment standard for new and relocating Walker Settlement Vouchers and Housing Choice Voucher Participants shall be made effective the first of the month following HUD's publication. The payment standard may also be changed periodically through a resolution of the Board of Commissioners.
5. The President and CEO shall determine the payment standard with the following criteria and/or objectives:
 - a. DHA shall consider the amount received from HUD in its Annual Contributions Contract;
 - b. DHA shall avoid concentration of Section 8 Families in high poverty areas.

- c. DHA shall seek to provide housing opportunities in all areas of its jurisdiction with particular emphasis on non-poverty areas; and
- d. DHA shall ensure that the majority of Families are not paying more than 40% of their income for their housing cost.

DHA shall analyze its rental market quarterly to ensure these objectives are met. DHA will ensure that the applicable payment standards are distributed to pertinent staff

B. Family Subsidy Standard at Admission

1. DHA shall exercise prudence in the determination and administration of housing Subsidy Standards. Maximum Subsidy Standards for an eligible Family is determined based upon the members included on the application. All adult members must appear in person with photo identification.
2. Adult members that are not identified at the time of the application will not be considered as a member of the assisted household unless they are the spouse of the family head or were minors at the time of application who have become adults while on the waiting list. Children added by birth, adoption or court awarded custody between the time of application and admission will be added to the household when verification of the birth, adoption or court awarded custody to a family member listed on the application is provided to DHA.
3. The Head of Household will be required to provide legal documentation to DHA verifying that the adult member being considered for addition is a spouse or legal dependent. All individuals added to the household are subject to HUD's eligibility and DHA's suitability standards. DHA will not approve the addition of adults to a client family if the addition will increase the voucher size for which the family qualifies.
4. The Vice President of voucher programs shall review requests for additions to the household that are not described in the paragraph above to ensure additions are within DHA's policy. DHA will provide the Head of Household with written notification of the Director's determination within ten calendar days of the Family's request. Families denied the opportunity to add an individual to their household will be provided with the reason for denial.
5. The decision about whether or not to permit the addition of a Live-in Aide to a voucher household shall be based upon verification that:
 - a. The person to be assisted by the live-in aide qualifies as an Individual with a disability as defined at **24 CFR part 8.3**; and
 - b. A qualified medical practitioner verifies that the live-in aide is needed because of the disability; and that the individual proposed as the Live-in Aide possesses the skills needed to provide the services needed by the person with a disability.
 - c. The Family and Live-in Aide will be required to submit a certification that the Live-in Aide is (1) not obligated to the support of the person(s) needing the care, and (2) would not be living in the unit except to provide the necessary supportive services.
 - d. Although family members may be qualified to perform the services needed by the individual with disabilities, a live-in aide is not a family member, his/her

income is not counted for eligibility or rent purposes, and the live-in aide cannot receive the voucher as a “remaining member of a tenant/client family”.

C. Family Subsidy Standard during participation

1. DHA will permit the addition of minors who are born to or adopted by a family member listed on the lease and voucher, or when a Court awards custody to a family member listed on the lease and voucher although such additions to the family must be reported within 10 days of occurrence;
2. DHA will not permit the addition of adult family members to the family unless such addition will not increase the unit size for which the family qualifies;
3. DHA shall review the composition of the household at each annual recertification. If the addition of a family member results in overcrowding (more than two persons per living/sleeping room, DHA will notify the Head of Household of the need to move and issue the Family another Housing Choice Voucher at the termination of the family’s lease.
4. The standards applicable to adding a Live-in Aide to the household (who is, by definition a household member but not a family member) during the family’s participation are the same as those listed under “Family Subsidy Standards at Admission”

D. Occupancy Standards

In an effort to administer federal funds responsibly, DHA takes a conservative and stringent approach in determining the unit size for the voucher holder. DHA shall issue a voucher for the smallest sized unit possible using the following standards:

1. At least one person must occupy each bedroom.
2. A maximum of two (2) persons may occupy a bedroom. A separate bedroom will be permitted for members of the opposite sex at age 4 and over.
3. Persons of opposite sex will not occupy the same bedroom, except married couples and children under 4 years of age. A single parent and child may occupy the same bedroom until the child reaches 4 years of age.
4. A bedroom may be allocated for an approved Live-In Aide to provide continuous medical assistance to a Disabled Family member. No space will be considered for the Live-In Aide’s Family. The Live-In Aide must meet DHA’s screening criteria, and be qualified to provide the services required by the Disabled Family member. Further, the live-in aide must not currently owe rent or other amounts to DHA or any other housing authority in connection with the HCV or Public Housing programs.
5. Live-in Aides are required to attend the annual recertification appointments with the Head of Household and DHA must determine annually the eligibility of the household for a Live in Aide. Dallas Housing Authority shall notify the Family of the decision to approve or deny the Live-in Aide in writing within 10 business days from the date all required documentation is provided.
6. A bedroom will not be allocated to house furniture and a bedroom will not be allocated for medical equipment unless it is verified necessary for a resident with a disability.

E. Unit Size Selected by Voucher Holder

The family may select a dwelling unit of a different size than that listed on the Voucher;

however, the unit must meet housing quality standards. The unit must provide adequate space so that there are no more than two family members for each living or sleeping room in the unit.

The Housing Assistance Payment is based upon the lower of the Payment Standard for family unit size or the Payment Standard for the unit size rented by the family

F. Remaining Family Member

1. Under certain circumstances the original Family composition may be altered when the Head of Household leaves the unit. A Remaining Family Member, as defined by HUD, is an adult Family member already in the household at the time the Head of Household permanently leaves the household.
2. If the Head of Household dies, or otherwise permanently leaves the household and there is another eligible adult Family member capable of assuming the Head of Household position, the voucher assistance will pass to that Remaining Family Member, who will then become the Head of Household. If there are more than one qualified remaining Family members, the Family may designate any qualified Family member as the Head of Household. The Head of Household must have the legal capacity to enter into a lease under state and local law. A minor who is emancipated under state law may be designated as Head of Household.
3. Whenever an adult family member takes over the position of head as the remaining family member, he or she becomes responsible for any debts to the owner or DHA incurred by the previous head.

G. Temporary Absence of Head of Household

1. If the Head of Household is temporarily absent from the home due to illness requiring hospitalization, nursing home confinement, incarceration or employment outside the local area, including military service, the Section 8 HAP will be provided for a maximum of 90 days. The absent Head of Household's income will continue to be counted and the Family will be responsible for their portion of rent to the Landlord for the 90 day period. If the Head of Household is unable to return to the Section 8 Housing Program assisted unit after the 90-day period, DHA will no longer consider the absent Family member the Head of Household and the Family may utilize the provisions of section D.
2. An exception will be considered for the benefit of minor children where there is no eligible remaining Family member that has the legal capacity to enter a lease under state and local law. If there is another eligible adult that was not previously a member of the household and is available to move into the unit and assume the role as Head of Household, DHA may consider the addition of this adult as the Head of Household. The adult assuming the role as Head of Household must assume legal custody of the minor children. The newly designated Head of Household must meet DHA's eligibility standards and their income will be used to determine the Family's share of housing assistance. For the benefit of the minor children, the newly designated Head of Household may assume permanent status as Head of Household if the initial Head of Household is unable to return to the unit and grants written authorization. In such cases, the initial Head of Household's claim to Section 8 assistance is lost. The new Head of Household would assume any outstanding debt incurred by the former Head of Household.

H. Split Family

In cases of divorce or separation under a settlement or judicial decree, DHA shall follow a court's ruling in determining which Family members continue to receive Section 8 assistance. In cases where no settlement or judicial decree exists, DHA will:

1. grant the voucher to the Family member who retains custody of the minor children or who cares for Disabled Family members;
2. grant the voucher to the Family members forced to leave a unit as a result of actual or threatened physical violence against Family members by a spouse or other Family members of the household;
3. will grant the voucher to the Family member that provides housing for the minor children 51% or more of the time in the case of joint custody.
4. will not grant both parents of minor children a voucher.

I. Determination of Family Share of Housing Cost

The Family's contribution to the housing cost will be based upon the verified Annual and Adjusted Income as defined in HUD regulations.

The amount of the Total Tenant Payment will be calculated based on the highest of:

1. ten percent (10%) of the monthly unadjusted Family Income;
2. thirty percent (30%) of the Family's monthly adjusted income;
3. DHA minimum rent of \$50.00, effective January 1, 2005.

J. Exception to Minimum Rent Requirement

Families paying the minimum rent required by DHA may request an exemption from the minimum rent requirements if they believe the imposition of minimum rent creates a hardship for their Family. DHA will consider the following hardships:

1. The Family has lost eligibility for, or is awaiting an eligibility determination for federal, state, or local assistance program;
2. The income of the Family has decreased because of changed circumstances including loss of employment; or
3. A death in the Family (as defined in DHA Policy 500-6) has occurred.

K. Adjustments to Income

Adjusted income is the annual income of all household members after making the mandatory deduction as identified in 24 CFR 5.611 and 24 CFR 5.617.

1. Mandatory Deductions include:
 - a. \$480 for each dependent;
 - b. \$400 for elderly or disabled Families;
 - c. un-reimbursed anticipated annual medical expenses of Elderly or Disabled Families that exceed three percent (3%) of annual adjusted income;
 - d. un-reimbursed disability assistance expenses for care or apparatus for disabled Family members that exceed three percent (3%) of annual adjusted income and permit an adult family member to work; and

- e. reasonable child care expenses to allow a Family member to work, actively seek work, or attend school.

L. Earned Income Disallowance for Qualified Participants with Disabilities

Qualified disabled family members may be eligible for an earned income disallowance as prescribed by applicable HUD regulations. For these qualified disabled families, the Authority will disregard for 12 months the:

1. Incremental earned income of family members who were unemployed for a year or more and became employed (A person is considered to have been unemployed if he/she was employed, but earned less in the previous 12 months than would be earned by a person working 10 hours per week making minimum wage working 50 weeks);
2. Incremental earned income of Family members income whose employment income increases during participation in a family self-sufficiency program or job training program, or
3. Incremental earned income of family members whose employment income has increased AND who, within the last six months have received either any amount of cash grant from TANF or in-kind services funded through the TANF agency worth at least \$500.

An additional 12 months of 50% earned income disallowance is allowed after the 100% 12 month disallowance has been exhausted.

The family has 48 months to take advantage of the full 24 month earned income disallowance from the date they are initially eligible to take advantage of the disallowed income allowance.

M. Verification of Income, Assets and Deductions

DHA shall follow HUD's regulations and guidance on the verification of income, assets and asset income and deductions from income.

N. Non-Cash Contributions To Families

In determining Annual Income, regular non-cash contributions from persons outside the Family are included. This information shall be obtained from the No Income Interview Questionnaire, Contribution Form and Personal Declaration and Questionnaire; DHA shall verify the type and value of the non-cash contribution by contacting the source and obtaining an acceptable third party.

O. Lump Sum Payments

When the Family receives a lump sum payment from unemployment, worker's compensation and severance pay, DHA shall annualize the total amount of the lump sum payment to determine the monthly income value. This monthly income amount shall be used for a maximum 12-month period to determine the family's Annual Income and rent.

Lump sums from the delayed start of Social Security or SSI, lump sum inheritances and insurance settlements are added to Net Family Assets rather than considered income.

P. Maximum Initial Rent Burden

A Family shall not initially pay more than 40% of their monthly adjusted income toward their portion of the rent and utility allowance for occupancy of a Section 8 assisted unit. This rent burden test is applied at the initial lease-up of a new unit (Including whenever a

family moves) but is not applied during subsequent years of occupancy in a unit already under lease.

Q. Utility Allowance

At least annually, the Housing Authority shall obtain and analyze utility rate data for Utility providers in the local jurisdiction, and will determine whether there has been a Change of 10% or more in the rate for any utility since the last revision of the Utility Allowance Schedule.

If there has been a change of 10% or more, an appropriate adjustment to the schedule shall be made. No adjustment shall be made for any increase less than \$1 per unit month.

R. Utility Reimbursements

When the unit leased by a participating family has tenant paid utilities and the amount of utility allowance exceeds the Family's total tenant payment, DHA shall send the Family a check each month for the amount by which the utility allowance exceeds the total tenant payment. This is the Utility Reimbursement.

Source: Excerpt from *Dallas Housing Authority Administrative Plan for Housing Voucher Programs*, October 2009

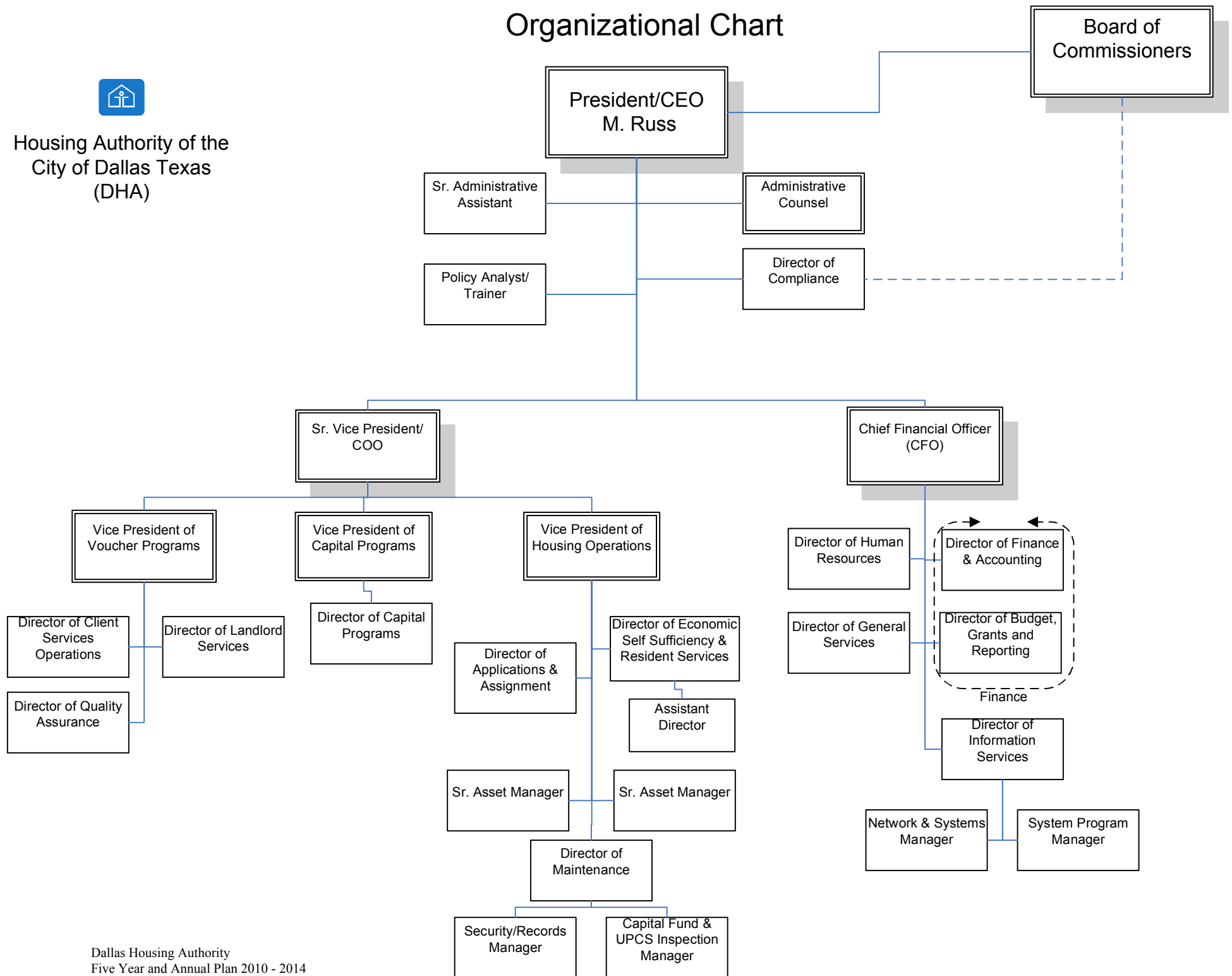
6.4 Operation and Management

The Housing Authority of the City of Dallas, Texas (DHA) was created in 1937. Its five-member Board of Commissioners is appointed by the mayor of the City of Dallas. The organizational chart on the following page shows DHA's management structure and organization.

Organizational Chart



Housing Authority of the
City of Dallas Texas
(DHA)



DHA operates 3,447 public housing units and administers 17,445 Section 8 Housing Choice Vouchers. The following DHA policies and procedures provide the rules, standards, and policies for the management and maintenance of DHA's public housing program and administration of the Section 8 Housing Choice Voucher program.

Public Housing Maintenance and Management)

Dallas Housing Authority Admissions and Continued Occupancy Policy for Low Rent Housing (Policy number 600-1)
Work Orders (Procedure Number 700-1.1)
Exterminating Services (Procedure number 727-1.1)

Section 8 Housing Choice Voucher Program

Dallas Housing Authority Administrative Plan for Housing Voucher Programs (Policy number 500-1)

6.5 Grievance Procedures

DHA provides a grievance and information hearing and review process for program participants and applicants who wish to appeal an action of failure to act by DHA in accordance with DHA policies and procedures or the individual tenant's lease that adversely affects the individual applicant's or tenant's rights, duties, welfare and status.

Applicants

Applicants who are determined to be ineligible will be so notified in writing of the reason(s) for the determination of ineligibility and the Applicant's right to submit a written request for an informal hearing within ten (10) calendar days of the date of the notices

Applicant determined to be ineligible will be notified in writing of the reason(s) for the determination of ineligibility and the Applicant's right to submit a written request for an informal hearing within ten (10) calendar days of the date of the notice. DHA will schedule the hearing and will provide the Applicant with a copy of any information DHA used to determine the Applicant is ineligible.

Public Housing Tenants

A tenant must begin the grievance process by requesting and attending an informal settlement conference with DHA to discuss whether the grievance can be settled without a hearing. The informal conference will be held within 10 days of the tenant making the request. Following the conference, DHA will provide a written summary of the information discussion, along with the procedures by which a tenant may obtain a formal hearing. Should the tenant fail to attend the informal conference, DHA will provide procedures by which the tenant may request a formal hearing. The hearing panel will consist of three hearing officers, including two impartial and disinterested parties appointed by the Counsel of Presidents and the DHA Hearing Officer. The tenant will be afforded a fair hearing. Following the formal hearing, the DHA Hearing Officer will prepare a written decision, together with the reasons for the decision.

Section 8

An informal hearing is offered to a Family participating in the Section 8 Housing Choice Voucher Program based on DHA's decision affecting the Family in the Housing Choice Voucher Program in accordance with DHA procedures for Informal Hearings.

DHA shall give a participant an opportunity for an informal hearing in disputes involving the following cases:

1. A determination of the amount of the total tenant payment or tenant rent;
2. A determination of appropriate utility allowance;
3. A determination of family unit size under payment standard; and
4. A decision to terminate assistance.

DHA will designate a hearing officer to conduct the informal hearing. The hearing officer shall be a person other than a person who made or approved the decision under review, or a subordinate of such person. Following the informal hearing, the hearing officer shall make his/her decision based upon factual determinations relating to the individual circumstances of the participant as demonstrated by the evidence presented at the hearing. The hearing officer shall make his/her decision in writing and based on the facts established, HUD regulations, DHA policies and rules, and applicable law. The decision will clearly state the reasons on which the decision is arrived. A copy of the decision shall be furnished promptly to the participant.

6.6 Designated Housing for Elderly and Disabled Families

The Dallas Housing Authority does not anticipate making an application to designate any public housing sites for occupancy by elderly and/or disabled families. The Housing Authority has four elderly/disabled public housing sites – Park Manor (TX009000009 – 196 units), Brooks Manor (TX009000010 – 227 units), Cliff Manor (TX009000011 – 180 units), and Audelia Manor (TX009000012 – 123 units).

6.7 Community Service and Self-Sufficiency

Services and Amenities

DHA is committed to assisting its families to become economically and socially self-sufficient and offers the Family Self-Sufficiency Program (FSS) to both its public housing and Section 8 residents. DHA provides, either itself or through agreements with other service entities, a large variety of programs and services to assist families to become self sufficient. These include education programs for all ages, job training and job search assistance, and support services such as transportation, health services and child care.

Education

Through its partners, DHA offers numerous education programs such GED training, adult literacy, early childhood education at four on-site Head Start facilities, and home study centers at each of its housing developments for school-age children. DHA also provides Neighborhood Network or Computer Centers at nine housing developments, providing computer training and access to computers, fax machines, and copiers to assist with employment and education opportunities.

Job Training and Job Search Assistance

DHA provides facilities for its partners to provide on-site job training. This training includes optical technician training, computer skills, computer literacy, keyboarding, and business development. DHA and its partners also provide job readiness programs, resume writing assistance, pre-employment skills training, and job search assistance. DHA also promotes and helps to coordinate several job fairs each year.

Support Services

To assist families to become economically and socially self-sufficient, DHA also provides numerous services to its families including case management, health fairs, homeownership training, youth and adult leadership mentoring. As funds are available, DHA also provides transportation assistance and childcare services. Additionally, Head Start facilities are located on four of DHA's public housing developments.

Section 3

DHA has an active Section 3 program and strongly supports residents' efforts to access education and training and to become employed. Where applicable, DHA procurements include a selection criteria in Requests for Proposals (RFPs) for commitments to employ Section 3 residents. DHA actively monitors and enforces the contractual Section 3 language included in its contracts with vendors and service providers.

Community Service Requirements

DHA's community service policy is included in its *Admissions and Continued Occupancy Policy for Low Rent Housing* (ACOP). This section of the ACOP is reprinted below.

Dallas Housing Authority
Admissions and Continued Occupancy Policy for Low Rent Housing
(excerpt)

XIV. DHA COMMUNITY SERVICE POLICY

A. Background

1. DHA is working to enable its residents to become fully economically independent. In support of this goal and HUD requirements, DHA requires that all non-exempt members of resident families meet monthly targets for neighborhood service or economic self sufficiency, as monitored monthly.
2. The Community Service requirement is 8 hours per month for each non-exempt adult (not for each family with a non-exempt adult).
3. Compliance with Community Service activities is monitored by monthly contact between the non-exempt resident and the Manager.

B. Definitions

1. Community Service - volunteer work that benefits the property or the local neighborhood includes, but is not limited to:
 - a. Work at a local institution, including but not limited to: school, community center, hospital, hospice, recreation center, senior center, adult day care program, homeless shelter, meals or feeding program, library or bookmobile, before- or after-school education program, or child care center, etc.;
 - b. Work with a non-profit organization that serves DHA residents or their children, including but not limited to: Boy Scouts, Girl Scouts, Boys or Girls Club, 4-H Club, PAL, Garden Center, Neighborhood clean-up programs, Beautification programs, etc.;
 - c. Work with a community arts program involving performing arts, fine arts, visual

- arts or crafts including but not limited too community theater, dance, music (orchestra, voice, choir, band, small ensemble, etc.) , etc.;
- d. Work with any program funded under the Older Americans Act, including but not limited to: Green Thumb, Service Corps of Retired Executives, Meals on Wheels, etc.;
 - e. Work with service programs sponsored by churches so long as they do not involve religious education or the practice of religion (e.g. a meals program for the homeless sponsored by a church and provided in the parish hall would be acceptable, teaching Sunday School would not);
 - f. Work with other youth, disability service or advocacy, or senior organizations;
 - g. Work at the property to help improve physical conditions (for example as a grounds or building captain, or on a beautification program for the building or grounds);
 - h. Work at the property to help with children's programs;
 - i. Work at the property to help with senior programs;
 - j. Help neighborhood groups with special projects;
 - k. Work through the Resident Association to help other residents with problems, serving as an officer in an RA, serving on the RA or Resident Advisory Board;
 - l. Care for the children of other residents so they may volunteer.
2. Political activity is excluded.
 3. Work activity must not take the place of work performed by paid employees.
 4. Self Sufficiency Activities - include, but are not limited to:
 - a. Job readiness programs;
 - b. Job training programs;
 - c. Skills training programs;
 - d. Higher education (Junior college or college);
 - e. Vocational education;
 - f. GED classes;
 - g. Verifiable job search activities;
 - h. Apprenticeships;
 - i. Substance abuse or mental health counseling;
 - j. English proficiency or literacy (reading) classes;
 - k. Parenting classes;
 - l. Budgeting and credit counseling;
 - m. Any kind of class that helps a person toward economic independence;
 - n. Carrying out any activity required by the Department of Public Assistance as part of welfare reform.
 - o. The self sufficiency hours counted toward the 8 hour per month requirement will

be only hours when a non-exempt adult is actually attending class or engaged in job training. It will not include time in transit.

5. Exempt Adult - an adult member of the family who is not required to perform Community Service because he/she:
 - a. Is 62 years of age or older
 - b. Has a disability that can be verified to prevent him/her from being gainfully employed
 - c. Is verified to be the fulltime caretaker of a disabled person
 - d. Is working at least 20 hours per week
 - e. Qualifies as a full-time student at a secondary school or an institution of higher learning

C. Requirements of the Program

1. Each non-exempt adult in a family paying at least the minimum rent must contribute and document some combination of 8 hours per month of Community service or self sufficiency activity.
2. The 8 hours per month may be either volunteer work or self sufficiency program activity or a combination of the two.
3. At least 8 hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. DHA will make the determination of whether to allow or disallow a deviation from the schedule.
4. Activities must be performed within the neighborhood and not outside the jurisdictional area of the DHA. The exception to this rule would be adults who are enrolled in full-time higher education or vocational training. Their hours of education would count toward the requirement.
5. Family obligations
 - a. At lease execution or re-examination after the effective date of this policy, all adult members (18 or older) of a public housing resident family must
 - 1) provide documentation that they are exempt from Community Service requirement if they qualify for an exemption, and
 - 2) sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in termination of their lease.
 - b. Once each month non-exempt family members must present a completed documentation form (provided by DHA) of activities performed over the previous month to the Housing Manager.
 - c. At each annual re-examination, non-exempt family members must present a completed documentation form (provided by DHA) of activities performed over the previous twelve months. Both forms will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed each month by month.

6. Change in exempt status:
 - a. If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to DHA and provide documentation of such.
 - b. If, during the twelve (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to DHA and the property manager.
 - c. The Housing Manager will provide the person with the Recording/Certification documentation form and a list of agencies in the neighborhood that provide volunteer and/or training opportunities.

D. DHA obligations

1. To the greatest extent possible and practicable, DHA and its property managers will
 - a. provide names and contacts at agencies that can provide opportunities for residents, including those with disabilities, to fulfill their Community Service/Self Sufficiency obligations;
 - b. include a disabled person who is otherwise able to be gainfully employed, since such an individual is not exempt from the Community Service requirement; and
 - c. provide referrals for volunteer work or self sufficiency programs.
2. The property manager will provide the family with exemption verification forms and Recording/ Certification documentation forms and a copy of this policy at initial application and at lease execution.
3. DHA will make the final determination as to whether or not a family member is exempt from the Community Service/Self Sufficiency requirement.
4. Residents may use DHA's Grievance Procedure if they disagree with DHA's determination.

E. Noncompliance of a non-exempt family member

1. If a non-exempt adult fails to report to the Manager or fails to complete the required eight hours of neighborhood service or self sufficiency activity, the non-exempt adult shall be considered to be in noncompliance.
2. When a property manager receives a report of a non-exempt adult's failure to either report or complete the required activity, the property manager shall send a Notice of Lease Violation to the head of household.
3. The non-exempt adult may be granted additional time to make up any lost hours, properly reported to the Manager.
4. If the non-exempt adult who fails to make up the required hours is someone other than the head of household, the remaining family members may retain their tenancy if the noncompliant adult leaves the household;
5. The family may use DHA's Grievance Procedure to contest the lease termination.

Source: Excerpt from *Dallas Housing Authority Admissions and Continued Occupancy Policy*, August 2009

6.8 Safety and Crime Prevention

To reduce the amount of crime at DHA's housing sites and the surrounding community, DHA has implemented several safety and crime prevention measures. These measures include physical improvements such as additional security lighting and access gates, additional police presence at the housing sites, and safety and crime prevention programs. All housing sites are required to have a crime watch organization. If there is not an active resident council at the site, the manager will chair the crime watch program. Representatives from the City of Dallas Police Department attend the monthly crime watch meetings at each housing site. DHA meets regularly with the Police Department to develop and refine strategies to reduce the incidence of crime at the housing sites. DHA has also implemented lease provisions aimed at reducing the amount of crime at its properties.

6.9 Pets

DHA's policies and requirements regarding pet ownership are included in the *Dallas Housing Authority Pet Ownership Policy*, relevant portions of which are reprinted below.

Dallas Housing Authority PET OWNERSHIP POLICY (excerpt)

A. EXEMPTION FROM THE PET RULES FOR ASSISTIVE ANIMALS (Service and Companion Animals for Individuals with Disabilities)

The rules contained in this pet policy do not apply to service or companion animals needed by a person with a documented disability who has a disability-related reason for needing an animal. For these individuals, the Housing Authority may require documentation from a qualified medical practitioner limited to:

1. Verification that the person making the request is a person with a disability;
2. Verification that the animal is needed by a person with a disability, either to provide a service or to act as a companion;
3. Verification that the animal owned by the individual with a disability will meet the need identified;
4. Verification that someone in the household is able to care for the animal or that alternative arrangements have been made that will not impair the animal's health or safety.
5. Verification that the animal is current on any required inoculations.

B. PET RULES

The following rules shall apply for the keeping of common household pets by Residents living in the units operated by the Housing Authority.

1. Common household pets as authorized by this policy means a domesticated animals, such as cats, dogs, fish, birds, rodents (including rabbits), that are traditionally kept in the home for pleasure rather than for commercial purposes.
2. Each resident family will be allowed to house only one (1) warm blooded mammal at any time, one 10 gallon fish tank or one cage with up to 4 birds. Visiting guests with pets will not

be allowed. Since assistive animals are not pets, visiting guests with service animals are permitted.

3. Each resident must register his/her pet with the Authority **BEFORE** it is brought onto the Authority premises, and must update the registration annually at the annual re-examination. The registration will include: (*Appendix 1*)
 - Information sufficient to identify the pet and to demonstrate that it is a common household pet, including a picture;
 - A certificate signed by a licensed veterinarian or a State or Local Authority empowered to inoculate animals, stating that the pet has received all inoculations required by applicable State and Local Law;
 - The name, address, and telephone number of one or more responsible parties who will care for the pet if the pet owner dies, is incapacitated, or is otherwise unable to care for the pet.
 - A statement indicating that the pet owner has read the pet rules and agrees to comply with them; (*Appendix 2*)
 - The Authority may refuse to register a pet if:
 - a) The pet is not a common household pet;
 - b) The keeping of the pet would violate any applicable house pet rule;
 - c) The pet owner fails to provide complete pet registration information;
 - d) The pet owner fails to update the pet registration annually;
 - e) The Authority reasonably determines, based on the pet owners' habits and practices and the pet's temperament, that the pet owner will be unable to keep the pet in compliance with the pet rules and other legal obligations;
 - Financial ability to care for the pet will not be a reason for the Authority to refuse to register a pet.
 - The Authority will notify the pet owner if the Authority refuses to register a pet. The notice will:
 - a) State the reasons for refusing to register the pet;
 - b) Be served on the pet owner in accordance with procedure outlined in paragraph B1 of this policy; and
 - c) Be combined with a notice of a pet rule violation if appropriate.
4. Cats and dogs shall be limited to small breeds where total adult weight shall not exceed twenty five (25) pounds and total height at the shoulder shall not exceed eighteen (18) inches. The size limitations do not apply to service animals or to companion animals already owned by an applicant at admission.
5. No pit bulls, dobermans, rottweilers, or any other known fighter breed will be allowed on the premises.
6. All cat and dog pets shall be verified by veterinarian to be neutered or spayed, cost to be paid by the owner. Pet owners will be required to present a certificate of health from their veterinarian verifying all required annual vaccines, initially and at re-examination.
7. A non-refundable pet fee of \$100 per bedroom in the pet owner's unit shall be made to the

Housing Authority. Such fee will be a one-time fee (per pet) and shall be used to help cover cost of damages to the unit caused by the pet. This fee does not apply to assistive animals for persons with disabilities.

8. Pets shall be quartered in the Resident's unit.
9. Dogs and cats shall be kept on a leash or in a crate or carrier and controlled by a responsible individual when taken outside.
10. No dog houses will be allowed on the premises.
11. Visiting guests with pets (other than service animals to assist visitors with disabilities) will not be allowed. Pets (dogs and cats), shall be allowed to run only on the owner's lawn and owners shall clean up after pet after each time the animal eliminates.
12. Pet owners must comply with all applicable City Ordinances concerning pets.
13. The pet owner is responsible for the pet's health and condition.
14. Pets shall be removed from the premises when their conduct or condition is duly determined to constitute a nuisance or a threat to the health and safety of the pet owner, other occupants of the Authority, or the pet, in accordance with paragraph C3 below.
15. Birds must be kept in regular bird cages and not allowed to fly throughout the unit.
16. Dishes or containers for food and water will be located within the owner's apartment. Food and/or table scraps, will not be deposited on the owner's porches or yards.
17. Residents will not feed or water stray animals or wild animals.
18. Pets will not be allowed on specified common areas (under clotheslines, social rooms, office, maintenance space, playgrounds, etc.).
19. Each resident family will be responsible for the noise or odor caused by their pet. Obnoxious odors can cause health problems and will not be tolerated.

C. PET RULE VIOLATION PROCEDURE

NOTICE OF PET RULE VIOLATION (Appendix 3):

1. When the Authority determines on the basis of objective facts supported by written statements, that a pet owner has violated one or more of these rules governing the owning or keeping of pets, the Authority will:
 - Serve a notice of the pet rule violation on the owner by sending a letter by first class mail, properly stamped and addressed to the Resident at the leased dwelling unit, with a proper return address, or
 - serve a copy of the notice on any adult answering the door at the Residents' leased dwelling unit, or if no adult responds, by placing the notice under or through the door, if possible, or else by attaching the notice to the door;
2. The notice of pet rule violation must contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated;
3. The notice must state that the pet owner has ten (10) days from the effective date of service of notice to correct the violation (including, in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation. The effective date of service is the day that the notice is delivered or mailed, or in the case of service by posting, on the day that the notice was initially posted;

4. The notice must state that the pet owner is entitled to be accompanied by another person of his or her choice at the meeting;
5. The notice must state that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to terminate the pet owner's lease.

PET RULE VIOLATION MEETING:

If the pet owner makes a timely request for a meeting to discuss an alleged pet rule violation, the Authority shall establish a mutually agreeable time and place for the meeting to be held within fifteen (15) days from the effective date of service of the notice of pet rule violation (unless the Authority agrees to a later date).

- The Authority and the pet owner shall discuss any alleged pet rule violation and attempt to correct it and reach an understanding.
- The Authority may, as a result of the meeting, give the pet owner additional time to correct the violation.
- Whatever decision or agreements, if any, are made will be reduced to writing, signed by both parties, with one copy for the pet owner and one copy placed in the Authority's Resident file.

NOTICE OF PET REMOVAL:

If the pet owner and the Authority are unable to resolve the pet rule violation at the pet rule violation meeting, or if the Authority determines that the pet owner has failed to correct the pet rule violation within any additional time provided for this purpose under paragraph B.3 above (or at the meeting, if appropriate), requiring the pet owner to remove the pet. This notice must:

- Contain a brief statement of the factual basis for the determination and the pet rule or rules that have been violated;
- State that the pet owner must remove the pet within ten (10) days of the effective date of service of notice or pet removal (or the meeting, if the notice is served at the meeting);
- State the failure to remove the pet may result in initiation of procedures to terminate the pet owner's residency.

INITIATION OF PROCEDURE TO TERMINATE PET OWNERS RESIDENCY:

The Authority will not initiate procedure to terminate a pet owners' residency based on a pet rule violation unless:

- The pet owner has failed to remove the pet or correct the pet rule violation within the applicable time period specified above;
- The pet rule violation is sufficient to begin procedures to terminate the pet owner's residency under the terms of the lease and application regulations,
- Provisions of Resident's Lease, Section XIV: Termination of Lease will apply in all cases.

D. Protection of the Pet

If the health or safety of a pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet, the Authority may:

- Contact the responsible party or parties listed in the registration form and ask that they assume responsibility for the pet;
- If the responsible party or parties are unwilling or unable to care for the pet, the Authority may contact the appropriate State or Local Animal Control Authority, Humane Society or designated agent of such Authority and request the removal of the pet;
- If the Authority is unable to contact the responsible parties despite reasonable efforts, action as outlined in 1 b above will be followed; and
- If none of the above actions produce results, the Authority may enter the pet owner's unit, remove the pet, and place the pet in a facility that will provide care and shelter until the pet owner or a representative of the pet owner is able to assume responsibility for the pet, but no longer than thirty (30) days. The cost of the animal care facility provided under this section shall be charged to the pet owner.

E. Nuisance or Threat to Health or Safety

Nothing in this policy prohibits the Authority or the appropriate City authority from requiring the removal of any pet from the Authority property if the pet's conduct or condition is duly determined to constitute, under the provisions of State or Local Law, a nuisance or a threat to the health or safety of other occupants of the Authority property or of other persons in the community where the project is located.

F. Application of Rules

1. P
 et owners will be responsible and liable for any and all bodily harm to other residents or individuals. Destruction of personal property belonging to others caused by owner's pet will be the financial obligation of the pet owner.
2. A
 ll pet rules apply to resident and/or resident's guests.

Source: Excerpt from *Dallas Housing Authority Pet Ownership Policy*, August 2009

6.10 Civil Rights Certification

DHA carries out its activities in compliance with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990. DHA regularly examines its programs and any proposed programs to identify any impediments to fair housing choice within those programs. DHA addresses those impediments in a reasonable fashion in view of the available resources; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing, and assures that its annual plan is consistent with the City of Dallas' Consolidated Plan.

6.11 Fiscal Year Audit

The 2006 Audit, which has been submitted to HUD, included 14 findings, all but two of which have been cleared by the auditors. The findings will be readdressed in the next audit to be completed by September 30, 2009. Both the 2007 and the 2008 audits are anticipated to be completed and submitted to HUD by this date.

6.12 Asset Management

DHA has converted to asset management including AMP-based accounting and budgeting for all its public housing sites. DHA annually assesses the physical needs of each of its properties and updates its long-range repair, renovation, and modernization plans for each property. DHA anticipates completing a comprehensive physical needs assessment (PNA) in 2010. DHA also annually reviews the operations of each of its housing sites to assess strengths at each properties and areas for improvement.

6.13 Violence Against Women

DHA is sensitive to the possibility that certain actions of a resident may be related to or the result of domestic violence, dating violence or stalking. DHA staff including housing managers and service coordinators work with residents who report being victims of such violence by providing referrals to outside agencies who can assist the these residents. DHA also coordinates on-site programs to help residents who may be victims of abuse. DHA will offer a resident in this situation an opportunity to relocate if necessary. Further, in compliance with the Violence Against Women Act, DHA will not terminate the lease or evict victims of criminal activity related to their victimization. Victims have 14 days to certify or provide other documentation of their status.

**Dallas Housing Authority
FY 2010 PHA 5-Year and Annual Plan**

**Attachment F
9.0 Housing Needs**

As shown below, the City of Dallas' Five Year Consolidated Plan, FY 2008-2009 through FY 2012-2013, identifies over 200,000 households with unmet housing needs.

Priority Housing Needs/Investment Plan Table

Priority Housing Needs (households)		Priority		Unmet Need
Renter	Small Related	0-30%	H	15,000
		31-50%	H	11,000
		51-80%	M	7,094
	Large Related	0-30%	H	9,675
		31-50%	H	11,400
		51-80%	M	5,602
	Elderly	0-30%	H	6,066
		31-50%	H	3,048
		51-80%	M	1,625
	All Other	0-30%	H	12,167
		31-50%	H	10,928
		51-80%	M	10,061
Owner	Small Related	0-30%	H	15,380
		31-50%	H	9,911
		51-80%	H	13,560
	Large Related	0-30%	H	1,000
		31-50%	H	13,560
		51-80%	H	1,000
	Elderly	0-30%	H	6,000
		31-50%	H	12,000
		51-80%	H	6,000
	All Other	0-30%	H	5,000
		31-50%	H	16,000
		51-80%	H	15,000

Source: City of Dallas' Five Year Consolidated Plan, FY 2008-2009 through FY 2012-2013

DHA's waiting lists reflect this information, showing more than 38,000 on the combined waiting lists. As shown below, the large majority of these households have incomes below 30% AMI. Further, a majority are families with children, and in the public housing program, the greatest need is for two-bedroom units.

Public Housing Waiting List

	Total	Percent
Income		
All Income Ranges	10,734	100%
Extremely Low-Income (<= 30% AMI)	10,081	94%
Very Low – Income (31% - 50% AMI)	407	4%

Low-Income (51 – 80% AMI)	163	2%
Undefined	83	1%
Race		
African-American	3,702	34%
American Indian	29	0%
Asian/Pacific Islander	205	2%
Mixed	238	2%
White	305	3%
Undefined	6,255	58%
Ethnicity		
Hispanic	478	4%
Family Type		
Families with Children	4,880	45%
Elderly	582	5%
Disabled	1,718	16%
Bedroom Size Needed		
0	590	5%
1	7,226	67%
2	2,305	21%
3	508	5%
4	95	1%
5	10	0%

Source: DHA Information Services Department, July 13, 2009

Section 8 Waiting List		
	Total	Percent
Income		
All Income Ranges	28,250	100%
Extremely Low-Income (\leq 30% AMI)	24,977	88%
Very Low – Income (31% - 50% AMI)	1,709	6%
Low-Income (51 – 80% AMI)	973	3%
Undefined	591	2%
Race		
African-American	22,794	81%
American Indian	53	0%
Asian/Pacific Islander	1,056	4%
Mixed	263	1%
White	1,230	4%
Undefined	2,854	10%
Ethnicity		
Hispanic	1,032	4%
Family Type		
Families with Children	13,908	49%
Elderly	2,013	7%
Disabled	6,075	22%

Source: DHA Information Services Department, July 13, 2009

**Dallas Housing Authority
FY 2010 PHA 5-Year and Annual Plan**

**Attachment G
9.1 Strategy for Addressing Housing Needs**

The strategies for meeting the housing needs identified in 9.0 are provided below.

Need: Shortage of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Seeking replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Strategy 2: Increase the number of affordable housing units:

- Apply for additional Section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance

Need: Specific Family Types: Families at or below 30% of median

Strategy: Target available assistance to families at or below 30% of AMI

- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families at or below 50% of median

Strategy: Target available assistance to families at or below 50% of AMI

- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

Strategy: Target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

**Dallas Housing Authority
FY 2010 PHA 5-Year and Annual Plan**

**Attachment H
10.0a. Progress in Meeting Mission and Goals**

Below is a brief summary of DHA's progress in meeting its mission and goals during the previous five years (2004-2009).

1. Increase the availability of decent, safe, and affordable housing

a. Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

Status: Between 2004 and 2009, DHA applied for and received 1,084 Section 8 vouchers including vouchers for the Olmstead, Shelter Plus Care, Disaster, and VASH programs. DHA has utilized the private vendors to assist with the make-ready process to reduce public housing vacancies. During the five-year period, DHA has leveraged its public housing resources with low-income housing tax credits, private activity bonds, and private debt to create additional housing opportunities. During the five-year period, DHA raised over \$56.3 million from these sources. DHA has completed construction of all housing units at the Frazier Courts HOPE VI site, the Lakewest HOPE VI replacement units, and all public housing units at Lakewest. DHA has also completed construction of 590 new units at Roseland and in the surrounding neighborhood.

b. Improve the quality of assisted housing

Objectives:

- Improve public housing management (PHAS score)
- Improve voucher management (SEMAP score)
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions (e.g. public housing finance, voucher unit inspections, etc.)
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers

Status: DHA is continuing to work to improve its PHAS and SEMAP scores. DHA has implemented an internal REAC inspection to help identify and correct deficiencies prior to the HUD REAC inspection. DHA conducts annual assessments of its properties to be utilized for short and long term planning of capital fund projects. Three public housing sites have been redeveloped: Lakewest, Roseland Homes and Frazier Courts. DHA is completing demolition of two additional sites, Rhoads Terrace and Turner Courts. DHA plans to redevelop Turner Courts and dispose of Rhoads Terrace.

c. Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Reduce voucher payment standards
- Continue voucher homeownership program
- Implement other homeownership programs as practical

Status: During the five-year period, over 16,000 families received mobility counseling and over 279 landlord workshops were held. During the same period 136 Section 8 families purchased homes.

2. Improve community quality of life and economic vitality

a. Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements
- Reserve up to 20% of the Section 8 Housing Choice Vouchers for Project-Based assistance which will provide housing for families with special needs.

Status: Construction has begun on 51 single family homes at Frazier Courts, with ten of the homes completed and sold and seven additional homes under construction as of July 2009. Construction has also begun on the Lakewest Senior Development. DHA has implemented security improvements at its housing developments and has formed neighborhood crime watch groups at each site. DHA has also reserved over 400 of its Section 8 vouchers from project-based assistance for families with special needs.

3. Promote self-sufficiency and asset development of families and individuals

a. Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities

Status: DHA has several programs to assist families to become economically self-sufficient, including the Family Self-Sufficiency Program. In addition, DHA has 13 MOUs and 20 contracts with service providers to provide self-sufficiency services to its families. As of July 2009 7,254 residents were employed and over 2,000 families were enrolled in DHA's Family Self-Sufficiency Program.

4. Ensure Equal Opportunity in Housing for all Americans

a. Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- Reserve up to 20% of the Section 8 Housing Choice Vouchers for Project-Based assistance which will provide housing for families with special needs
- Comply with the Violence Against Women and Justice Department Reauthorization Action of 2005 (VAWA)

Status: DHA has hired several bilingual staff members to assist clients who do not speak English and also provide interpreters for the hearing impaired. DHA provides over 15,000 HQS inspections annually in the Section 8 program. Five percent of the dwelling units at all housing sites are handicap accessible and DHA recently awarded a contract to inspect all properties for compliance with UFAS and ADA requirements. DHA has reserved over 400 Section 8 vouchers for project-based assistance for families with special needs.

5. Promote resident employment and business opportunities

a. Promote resident employment and business opportunities

Objectives:

- Continue to operate a Section 3 Training and Employment program
- Encourage independent contractors to hire Section 3 residents
- Actively solicit resident owned businesses for contracts

Status: During the five year period, DHA recruited and enrolled over 100 residents in the Section 3 training and employment program. Also during the period, over 700 Section 3 residents were hired by DHA contractors. Additionally, where applicable, DHA awards five points in Request for Proposal (RFP) rating criteria for firms who indicate an opportunity to hire Section 3 residents.

**Dallas Housing Authority
FY 2010 PHA 5-Year and Annual Plan**

**Attachment I
10.0b. Definition of “Significant Amendment” and
“Substantial Deviation/Modification”**

The Housing Authority of the City of Dallas, Texas (DHA) will use the following definition for “Substantial Deviation” and “Significant Amendment or Modification” to the Agency Plan:

- Any changes with regard to demolition or disposition, designation, or conversion activities;
- Additions of non-emergency work items (items not included in the current Annual Statement or Five Year Action Plan) over \$500,000; or
- Changes to the Public Housing rent policy.

An exception to this definition will be made for any of the above that are adopted to reflect changes mandated by Congress or HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

**Dallas Housing Authority
FY 2010 PHA 5-Year and Annual Plan**

**Attachment J
11.0 Certifications**

- a. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- b. Form HUD-50070, *Certification for a Drug-Free Workplace*
- c. Form HUD-50071, *Certification of Payments to Influence Federal Transactions*
- d. Form SF-LLL, *Disclosure of Lobbying Activities*
- e. Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet*

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 1/1/10, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

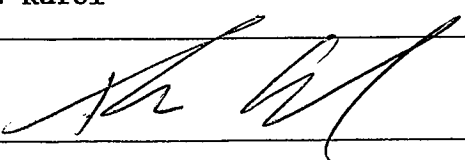
1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of Dallas, TX TX009
 PHA Name PHA Number/HA Code

☒ 5-Year PHA Plan for Fiscal Years 2010 - 2014
☒ Annual PHA Plan for Fiscal Years 2010 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

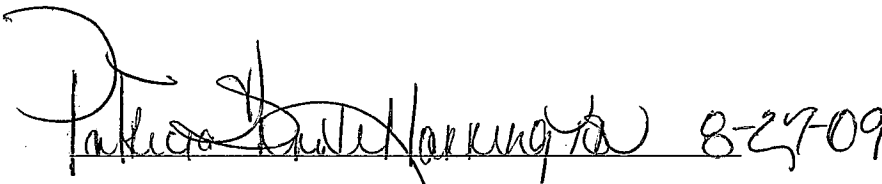
Name of Authorized Official Thomas D. Karol	Title Vice Chairman
Signature 	Date 9/28/2009

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Patricia Harrington the Community Development Manager certify that the Five Year and
Annual PHA Plan of the Dallas Housing Authority is consistent with the Consolidated Plan of
City of Dallas, Texas prepared pursuant to 24 CFR Part 91.

 8-27-09

Signed / Dated by Appropriate State or Local Official

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of the City of Dallas, Texas

TX009

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Thomas D. Karol

Title

Vice Chairman

Signature



Date

9/28/2009

form HUD-50077-CR (1/2009)

OMB Approval No. 2577-0226

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Housing Authority of the City of Dallas, Texas

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Please see attached

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

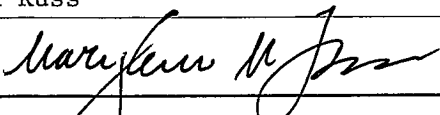
Name of Authorized Official

MaryAnn Russ

Title

President and CEO

Signature



Date

9.28.09

X

DHA Sites for Work Performance

Housing Sites					
Property	Address	City	County	State	Zip Code
Roseland Homes					
Roseland Homes	2021 N. Washington	Dallas	Dallas	Texas	75204
Roseland Townhomes	3535 Munger	Dallas	Dallas	Texas	75204
Carrol Townhomes	Carroll	Dallas	Dallas	Texas	75204
Monarch Townhomes	2102 Kirby	Dallas	Dallas	Texas	75204
Roseland Estates	3335 Munger	Dallas	Dallas	Texas	75204
Roseland Scattered Sites	Various	Dallas	Dallas	Texas	75204
Little Mexico	3027 Harry Hines	Dallas	Dallas	Texas	75201
Cedar Springs Addition	2533 Lucas Drive	Dallas	Dallas	Texas	75219
Cedar Springs Place	2533 Lucas Drive	Dallas	Dallas	Texas	75219
Frazier Courts					
Frazier Fellowship	4845 Hatcher	Dallas	Dallas	Texas	75210
Wahoo Frazier	4838 Hatcher	Dallas	Dallas	Texas	75210
Mill City Frazier	4848 Hatcher	Dallas	Dallas	Texas	75210
Frazier Single Family	Various - Single Family	Dallas	Dallas	Texas	75210
Brackins Village	1544 E. Eighth St.	Dallas	Dallas	Texas	75203
Turner Courts	6601 Bexar St.	Dallas	Dallas	Texas	75215
Rhoads Terrace	5712 Pilgrim Drive	Dallas	Dallas	Texas	75215
Lakewest					
The Hamptons at Lakewest	2425 Bickers	Dallas	Dallas	Texas	75212
Kingbridge Crossing	3130 Kingbridge	Dallas	Dallas	Texas	75212
Lakeview Townhomes	3020 Bickers	Dallas	Dallas	Texas	75212
Villa Creek Apartments	3019 Bickers	Dallas	Dallas	Texas	75212
Lakewest Village	Various - Single Family	Dallas	Dallas	Texas	75212
Park Manor	3333 Edgewood St.	Dallas	Dallas	Texas	75215
Brooks Manor	630 S. Llewellyn	Dallas	Dallas	Texas	75208
Cliff Manor	2424 Fort Worth Ave.	Dallas	Dallas	Texas	75211
Audelia Manor	10025 Shoreview Rd.	Dallas	Dallas	Texas	75238
Scattered Sites					
Conner Drive	2004 Conner Dr.	Dallas	Dallas	Texas	75217
Kelly Boulevard	18012 Kelly Blvd.	Dallas	Dallas	Texas	75287
Larimore Lane	5104 Larimore	Dallas	Dallas	Texas	75236
Military Parkway	7619 Military Parkway	Dallas	Dallas	Texas	75227
Barbara Jordan Square	4700 Country Creek	Dallas	Dallas	Texas	75236
Pebbles Apt	8320 Park Ln	Dallas	Dallas	Texas	75232
Single Family Homes	Various - Single Family	Dallas	Dallas, Denton	Texas	
Frankford Townhomes	18110 Marsh Ln.	Dallas	Denton	Texas	75287
Hillcrest	Hillcrest @ I90	Dallas	Collin	Texas	75252
Hidden Ridge Apartments	9702 W. Ferris Branch Blvd.	Dallas	Dallas	Texas	75243

Adminstrative Sites					
Central Office	3939 North Hampton Road	Dallas	Dallas	Texas	75212
Administrative Office	2575 Lone Star Drive	Dallas	Dallas	Texas	75212

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Housing Authority of the City of Dallas, Texas

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

MaryAnn Russ

Title

President and CEO

Signature



Date (mm/dd/yyyy)

09/28/09

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award c. post-award		3. Report Type: <input type="checkbox"/> a. initial filing <input checked="" type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority of the City of Dallas Texas Not required 3939 N. Hampton Road Dallas, Texas 75212 Congressional District, if known: 4c			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency: U.S. Department of Housing and Urban Development			7. Federal Program Name/Description: Capital Fund Program CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): Not applicable			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): Not applicable		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u>MaryAnn Russ</u> Print Name: <u>MaryAnn Russ</u> Title: <u>President and CEO</u> Telephone No.: <u>214-951-8301</u> Date: <u>9.28.09</u>		
Federal Use Only:					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET

Approved by OMB
0348-0046

Reporting Entity: Housing Authority of the City of Dallas, Texas Page 1 of 1

Not Applicable

Dallas Housing Authority
FY 2010 PHA 5-Year and Annual Plan
Attachment K
Resident Advisory Board (RAB) Comments

DHA received no written comments.

**Dallas Housing Authority
FY 2010 PHA 5-Year and Annual Plan**

**Attachment L
Challenged Elements**

There were no challenged elements.

**Dallas Housing Authority
FY 2010 PHA 5-Year and Annual Plan**

Attachment C

**7.0. HOPE VI, Mixed Finance Modernization or Development,
Demolition and/or Disposition, Conversion of Public Housing,
Homeownership Programs, and Project-based Vouchers**

7.0 HOPE VI, Mixed Finance Modernization or Development

7.1 HOPE VI or Mixed Finance Modernization or Development

7.1.1 Description of any housing for which the PHA will apply for HOPE VI or Mixed Finance Modernization

DHA anticipates submitting a HOPE VI application or mixed finance proposal for one or more of the following sites: Turner Courts (TX009000006), Rhoads Terrace (TX009000007), Cedar Springs Place and Cedar Springs Addition (TX009000003), and/or Little Mexico Village (TX009000002). DHA also anticipates submitting a mixed finance proposal for the final phase of the Roseland Homes HOPE VI program.

7.1.2 Timetable for submission of applications or proposals

Any HOPE VI application will be submitted per the requirements published in the Notice of Funding Availability (NOFA). Mixed-finance proposals will be submitted to HUD prior to September 2010.

7.2 Demolition and/or Disposition

7.2.1 Description of any housing for which the PHA will apply or is currently pending for demolition or disposition

DHA has received demolition and disposition approval for Rhoads Terrace and Turner Courts. Demolition of these two sites will be complete by December 31, 2009.

DHA anticipates requesting demolition and disposition approval of Little Mexico Village, Cedar Springs Place, Cedar Springs Addition, Cliff Manor, and Pebbles Apartments. Information regarding these sites is provided in the table below

Housing Development	AMP Number	# of Units	# of Accessible Units	Bedroom Distribution
Little Mexico Village	TX009000002	102	5	1 br – 24 2 br – 33 3 br – 32 4 br – 13
Cedar Springs Place	TX009000003	182	8	1 br – 72 2 br – 88 3 br – 18 4 br – 0 5 br – 5

Housing Development	AMP Number	# of Units	# of Accessible Units	Bedroom Distribution
Cedar Springs Addition	TX009000003	220	11	1 br – 92 2 br – 73 3 br – 42 4 br – 13
Cliff Manor	TX009000011	180	9	0 br – 95 1 br – 76 2 br – 8 3 br – 1
Pebbles Apartment	TX009000015	42	2	1 br – 26 2 br – 8 3 br – 8

7.2.2 Timetable for the demolition or disposition

DHA anticipates submitting requests for demolition and disposition approval in September 2010. Demolition and disposition is anticipated to be complete in September 2012.

7.3 Conversion of Public Housing

7.3.1 Description of any building or buildings that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert

DHA is not required to convert any of its buildings to tenant-based assistance, nor does DHA anticipate voluntarily converting any buildings.

7.3.2 Analysis of projects or buildings required to be converted

Not applicable.

7.3.3 Statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion

Not applicable.

7.4 Homeownership

DHA has participated in several homeownership programs including two programs at Lakewest where DHA sold public housing property to a private developer and Habitat for Humanity. The first of these homeownership programs, with market rate and affordable housing was complete in 2004. Construction on the second program, also being developed by a private developer and Habitat for Humanity, will include both market-rate and affordable homeownership units.

As part of its HOPE VI program at Frazier Courts, DHA has entered into a master development agreement for the development of 51 affordable homeownership units. The developer includes Habitat for Humanity, ICDC – a non-profit organization, and Townhaven Homes – a for-profit contract. These homeownership units will be constructed on approximately 6.4 acres of land of

the former Frazier Courts site. To date ten homes have been constructed and sold. Another ten homes are under construction.

DHA also anticipates a homeownership program as part of the completion of the Roseland Homes HOPE VI program. DHA's current Revitalization Plan includes the construction of 32 affordable and 21 market rate homeownership units both on and off the original Roseland Homes site. DHA is currently revising its HOPE VI Revitalization Plan for Roseland Homes and anticipates these numbers may be adjusted.

7.5 Project-Based Vouchers

DHA reserves the right to allocate up to 20 percent of its Section 8 Housing Choice Vouchers for the potential use under the Section 8 Project-Based Voucher Assistance Program. The proposed units may be located throughout DHA's jurisdiction. This potential reallocation of the Section 8 Project-Based Assistance is consistent with DHA's Agency Plan and goal of providing quality affordable housing to low-income families and will increase housing choices for these families.

**Dallas Housing Authority
FY 2010 PHA 5-Year and Annual Plan**

**Attachment D
8.0 Capital Improvements**

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Dallas Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0.00			
2	1406 Operations (may not exceed 20% of line 21) ³	\$699,824			
3	1408 Management Improvements	\$1,036,400			
4	1410 Administration (may not exceed 10% of line 21)	\$250,000			
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$10,000			
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$99,000			
10	1460 Dwelling Structures	\$3,563,301			
11	1465.1 Dwelling Equipment—Nonexpendable	\$1,163,100			
12	1470 Non-dwelling Structures	\$15,000			
13	1475 Non-dwelling Equipment	\$93,000			
14	1485 Demolition	\$0			
15	1492 Moving to Work Demonstration	\$0			
16	1495.1 Relocation Costs	\$0			
17	1499 Development Activities ⁴	\$0			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Dallas Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$0			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0			
19	1502 Contingency (may not exceed 8% of line 20)	\$0			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$6,929,625			
21	Amount of line 20 Related to LBP Activities	\$0			
22	Amount of line 20 Related to Section 504 Activities	\$0			
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	\$986,400			
25	Amount of line 20 Related to Energy Conservation Measures	\$2,125,425			
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Dallas Housing Authority			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1 TX009000001								
Roseland Townhomes	1. Replace washer and dryer	1465		\$100,000				
	2. Replace appliances	1465		\$160,000				
	3. Operating	1406		\$96,136				
Roseland Estates	1. Replace washer and dryer	1465	138	\$100,000				
	2. Replace appliances	1465		\$140,000				
Carroll Townhomes								
Monarch Townhomes								
Roseland Scattered Sites	1. Replace Appliances	1465	64	\$86,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Dallas Housing Authority			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 2 TX009000002								
Little Mexico Village	1. Replace Water Heaters	1460	102	\$102,000				
	2. Operating	1406		\$20,080				
AMP 3 TX009000003								
Cedar Sprigs Place	1. Repair Canopies	1460		\$40,000				
	2. Replace Appliances	1465		\$135,600				
	3. Operating	1406		\$78,880				
	4. Security	1408		\$78,000				
Cedar Springs Pl. Add	1. Repair Storm Drainage	1450		\$25,000				
	2. Remodel Bathrooms	1460		\$700,000				
	3. Security	1408		\$78,000				
AMP 4 TX009000004								
Frazier Fellowship	1. Install wood flooring	1460		\$100,000				
	2. Operating	1406		\$62,024				
	3. Security	1408		\$48,000				
Wahoo Frazier	1. Install wood flooring	1460		\$180,000				
	2. Security	1408		\$48,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Dallas Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Mill City	1. Install wood flooring	1460		\$180,000				
	2. Security	1408		\$48,000				
Frazier Scattered Sites	1.Repair Fences	1450		\$5,000				
	2. Landscape	1450		\$4,000				
AMP 5 TX009000005								
Brackins Village	1. Remove screen doors	1460		\$10,000				
	2. Replace office carpet with ceramic tile	1470		\$15,000				
	3. Landscape	1450		\$10,000				
	4. Operation	1406		\$20,080				
	5. Security	1408		\$54,000				
AMP 6 TX009000006								
Turner Courts								
AMP 7 TX009000007								
Rhoads Terrace								

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Dallas Housing Authority			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 8 TX009000008								
Hamptons at Lakewest	1. Replace Appliances (Range & Ref)	1465	225	\$146,500				
	2. Replace HVAC	1460	225	\$616,301				
	3. Replace Community Room Furniture	1475	1	\$15,000				
	4. Operating	1406		\$151,988				
	5. Security	1408		\$45,000				
Kingsbridge Crossing	1. Repair roofs	1460		\$50,000				
	2. Foundation repair	1460		\$100,000				
	3. Landscape	1450		\$20,000				
	4. Security	1408		\$45,000				
Villa Creek	1. Replace roofs	1460		\$50,000				
	2. Replace Ceramic Tile in upstairs bath	1460		\$125,000				
	3. Security	1408		\$45,000				
Lakeview Townhomes								
	1. Security	1408		\$45,000				
Lakewest Village	1. Replace Appliances	1465		\$20,000				
	2. Replace exterior siding	1460		\$20,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Dallas Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 9 TX009000009								
Park Manor	1. Replace Water Cut-off Valves	1460	196	\$200,000				
	2. Replace Elevator Doors	1460	2	\$25,000				
	3. Operating	1406		\$38,504				
	4. Security	1408		\$69,600				
AMP 10 TX009000010								
Brooks Manor	1. Replace VCT with Ceramic Tile	1460	1	\$50,000				
	2. Replace HVAC	1460	227	\$100,000				
	3. Operating	1406		\$44,580				
	4. Security	1408		\$93,600				
AMP 11 TX009000011								
Cliff Manor	1. Replace Exterior Doors	1460		\$35,000				
	2. Replace Exhaust Bathroom Exhaust Fans	1460	180	\$22,500				
	3. Operating	1406		\$35,368				
	4. Security	1408		\$54,000				
AMP 12 TX009000012								
Audelia Manor	1. Replace Appliances	1465	123	\$95,000				
	2. Replace Community Room Furniture	1475		\$10,000				
	3. Operating	1406		\$24,196				
	4. Security	1408		\$36,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Dallas Housing Authority			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 13 TX009000013								
Barbara Jordan Square	1. Remodel bathrooms	1460	100	\$400,000				
	2. Operating	1406		\$23,804				
	3. Security	1408		\$54,000				
Larimore Lane	1. Remodel bathrooms	1460	21	\$105,000				
	2. Install dryer vents	1460	21	\$10,000				
AMP 14 TX009000014								
Frankford Townhomes	1. Replace Appliances	1465	76	\$62,000				
	2. Paint Exterior	1460		\$50,000				
	3. Replace Office/Community Room Furniture	1475		\$10,000				
	4. Operating	1406		\$26,548				
Kelly Blvd.	1. Landscape Improvements	1450		\$5,000				
Villa of Hillcrest	1. Landscape Improvements	1450		\$5,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Dallas Housing Authority			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 15 TX009000015								
Hidden Ridge	1. Replace Appliances	1460	228	\$200,000				
	2. Replace mailboxes	1475	1	\$8,000				
	3. Operating	1406		\$53,048				
	4. Security	1408		\$79,200				
Pebbles Apartments	1. Security	1408		\$66,000				
AMP 16 TX009000016								
Scattered Site 9-29	1. Replace Appliances	1465	22	\$22,000				
	2. Fence Replacement	1450		\$5,000				
	3. Operating	1406		\$24,588				
Scattered Site 9-30	1. Replace Appliances	1465	20	\$20,000				
	2. Fence Replacement	1450		\$5,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Dallas Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Nio Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered Site 9-37	1. Replace Appliances	1465	15	\$15,000				
	2. Fence Replacement	1450		\$5,000				
Scattered Site 9-40	1. Replace Appliances	1465	18	\$18,000				
	2. Fence Replacement	1450		\$5,000				
Scattered Site 9-42	1. Replace Appliances	1465	14	\$14,000				
	2. Fence Replacement	1450		\$5,000				
Conner Drive	1. Replace Appliances	1465	11	\$9,000				
	2. Renovate bathrooms	1460	11	\$55,000				
Military Parkway	1. Replace Appliances	1465	25	\$20,000				
	2. Renovate bathrooms	1460	25	\$37,500				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Dallas Housing Authority					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**Dallas Housing Authority
FY 2010 PHA 5-Year and Annual Plan**

**Attachment E
8.0 Capital Improvements**

8.2 Capital Fund Program Five-Year Action Plan

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number Dallas Housing Authority		Locality (City/County & State) Dallas, Dallas, Texas		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal		\$5,794,100	\$4,175,400	\$5,266,600	\$5,206,000
C.	Management Improvements		\$1,036,400	\$1,036,400	\$1,036,400	\$1,036,400
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$260,000	\$260,000	\$260,000	\$260,000
F.	Other		\$60,000	\$60,000	\$60,000	\$60,000
G.	Operations		\$700,000	\$700,000	\$700,000	\$700,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$7,850,500	\$6,231,800	\$7,323,000	7,262,400
L.	Total Non-CFP Funds					
M.	Grand Total		\$7,850,500	\$6,231,800	\$7,323,000	7,262,400

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY ____2010____	Work Statement for Year ____2011____ FFY			Work Statement for Year: ____2012____ FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 1			AMP 1		
	Roseland TX00900001			Roseland TX009000001		
	Roseland Townhomes			Roseland Townhomes		
	1. Lanedcape	1	\$25,000	1. Replace water heaters	152	\$121,600
	2. Gutter repair	1	\$15,000			
	Roseland Estates			Roseland Estates		
	1. Lanedcape	1	\$25,000	1. Replace water heaters	138	\$110,000
	2. Gutter repair	1	\$15,000			
	Monarch			Monarch		
	1. Repalce caropet	65	\$165,000			
	Carroll			Carroll		
	1. Repalce caropet	71	\$200,000			
	Scattered Sites			Scattered Sites		
	1. Replace Carpet	64	\$220,000	1. Restrip Parking lot	1	\$9,000
	2. Repair Sprinkler System	1	\$20,000	2. Landscape	1	\$5,000
	Subtotal of Estimated Cost		\$685,000	Subtotal of Estimated Cost		\$245,600

(4/2008)

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Work Statement for Year 1 FFY 2010	Work Statement for Year ____ 2013 ____ FFY			Work Statement for Year: ____ 2014 ____ FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 1			AMP 1		
	Roseland TX00900001			Roseland TX00900001		
	Roseland Townhomes			Roseland Townhomes		
	1. Replace Kitchen Cabinets	152	\$1,216,000	1. Paint exterior	1	\$150,000
	Roseland Estates			Roseland Estates		
	1. Replace Kitchen Cabinets	138	\$1,104,000	1. Paint exterior	1	\$130,000
	Monarch			Monarch		
	1. Repalce fence	1	\$20,000	1. Repalce water heaters	65	\$52,000
	Carroll			Carroll		
				1. Repalce water heaters	71	\$57,000
	Scattered Sites			Scattered Sites		
	1. Paint Exterior	1	\$100,000	1. Replace fence	1	\$42,000
	Subtotal of Estimated Cost		\$120,000	Subtotal of Estimated Cost		\$431,000

(4/2008)

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____ 2010 _____	Work Statement for Year _____ 2011 _____ FFY _____			Work Statement for Year: _____ 2012 _____ FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Amp 2			AMP 2		
	Little Mexico TX009000002			Little Mexico TX009000002		
	1. Install Ceramic Tile at community Bldg.	1	\$25,000	1. Playground repair	1	\$20,000
				2. Parking lot repair	1	\$120,000
				3. Paint fence	1	\$10,000
		Subtotal of Estimated Cost	\$25,000		Subtotal of Estimated Cost	\$150,000

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY ____ 2010 ____	Work Statement for Year ____ 2013 ____ FFY			Work Statement for Year: ____ 2014 ____ FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 2			AMP 2		
	Little Mexico TX009000002			Little Mexico TX009000002		
	1. Paint exterior	1	\$125,000	1. Office furniture	1	\$10,000
				2. Replace Kitchen cabinets	102	\$400,000
	Subtotal of Estimated Cost		\$125,000	Subtotal of Estimated Cost		\$410,000

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY			Work Statement for Year: 2012 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 3			AMP 3		
	Cedar Springs TX009000003			Cedar Springs TX009000003		
	Cedar Springs Place			Cedar Springs Place		
	1. Upgrade sprinkler system	1	\$50,000			
	2. Paint fence	1	\$10,000			
		Cedar Springs Place Addition			Cedar Springs Place Addition	
	1. Upgrade sprinkler system	1	\$50,000	1. Repair back fences	220	\$100,000
	Subtotal of Estimated Cost	\$110,000		Subtotal of Estimated Cost	\$100,000	

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY ____ 2010 ____	Work Statement for Year ____ 2013 ____ FFY ____			Work Statement for Year: ____ 2014 ____ FFY ____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Sec Annual Statement	AMP 3			AMP 3		
	Cedar Springs TX009000003			Cedar Springs TX009000003		
	Cedar Springs Place			Cedar Springs Place		
				1. Paint exterior	1	\$300,000
	Cedar Springs Place Addition			Cedar Springs Place Addition		
	1. Replace water heaters	220	\$220,000	1. Replace roofs	1	\$400,000
Subtotal of Estimated Cost		\$220,000	Subtotal of Estimated Cost		\$495,000	

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY ____ 2010 ____	Work Statement for Year ____ 2011 ____ FFY ____			Work Statement for Year: ____ 2012 ____ FFY ____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Sec Annual Statement	AMP 4			AMP 4		
	Wahoo Frazier TX009000004			Wahoo Frazier TX009000004		
	Frazier Fellowship			Frazier Fellowship		
	1. Landscape	1	\$10,000			
	2. Repalce dumpster enclosure	1	\$25,000			
	Wahoo Frazier			Wahoo Frazier		
	1. Landscape	1	\$10,000			
	2. Repalce dumpster enclosure	1	\$25,000			
	Mill City Frazier			Mill City Frazier		
	1. Landscape	1	\$10,000			
	2. Repalce dumpster enclosure	1	\$25,000			
	Scattered Sites			Scattered Sites		
	1. Retaining wall at Sidewalk	1	\$35,000	1. Update sprinkler system	1	\$15,000
	Subtotal of Estimated Cost		\$140,000	Subtotal of Estimated Cost		\$15,000

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY			Work Statement for Year: 2012 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 5			AMP 5		
	Brackins Village TX009000005			Brackins Village TX009000005		
	1. Paint exterior	1	\$100,000	1. Widen driveway	1	\$50,000
	2. Replace sprinkler system	1	\$80,000			
	AMP 6			AMP 6		
	Turner Courts TX009000006			Turner Courts TX009000006		
	AMP 7			AMP 7		
	Rhoads Terrace TX009000007			Rhoads Terrace TX009000007		
	Subtotal of Estimated Cost	\$180,000		Subtotal of Estimated Cost	\$50,000	

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY ____ 2010 ____	Work Statement for Year ____ 2013 ____ FFY			Work Statement for Year: ____ 2014 ____ FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 5			AMP 5		
	Brackins Village TX009000005			Brackins Village TX009000005		
	1. Paint office	1	\$5,000	1. Concrete repair	1	\$50,000
	2. Install W.I. fence	1	\$20,000	2. Repalce HVAC		\$310,000
	AMP 6			AMP 6		
	Turner Courts TX009000006			Turner Courts TX009000006		
	AMP 7			AMP 7		
	Rhoads Terrace TX009000007			Rhoads Terrace TX009000007		
	Subtotal of Estimated Cost		\$25,000	Subtotal of Estimated Cost		\$360,000

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY ____ 2010 ____	Work Statement for Year ____ 2011 ____ FFY ____			Work Statement for Year: ____ 2012 ____ FFY ____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Sec	AMP 8			AMP 8		
Annual	Hamptons at Lakewest TX009000008			Hamptons at Lakewest TX009000008		
Statement	Hamptons			Hamptons		
	1. Replace carpet		\$100,000	1. Repalce community room carpet	1	\$45,000
	2. Landscaping		\$15,000			
	Kingbridge			Kikngbridge		
	1. Upgrade sprinkler system	1	\$10,000	1. Repalce appliances	196	\$205,800
	2. Replace utility doors		\$25,000	2. Repalce carpet		\$300,000
	Lakeview Townhomes			Lakeview Townhomes		
	Villa Creek			Villa Creek		
	1. Brick repair		\$50,000	1. Paint interiors	152	\$80,000
	2. Repalce carpet	152	\$600,000	2. Ceramic tile in community room	1	\$25,000
	Lakewest Village			Lakewewst Village		
	1. Repalce Water Heaters	50	\$24,000	1. Fence Replacement	50	\$20,000
	2. Sprinkler System	1	\$25,000	2. Restrip Fire Lanes	1	\$6,000
	Subtotal of Estimated Cost		\$849,000	Subtotal of Estimated Cost		\$681,800

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2013 FFY			Work Statement for Year: 2014 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 8			AMP 8		
	Hamptons at Lakewest TX009000008			Hamptons at Lakewest TX009000008		
	Hamptons			Hamptons		
	1. Repalce dumpsters		\$5,000	1. Paint exterior	1	\$75,000
	Kingbridge			Kingbridge		
	1. Repalce HVAC	196	\$250,000	1. Community room furniture		\$10,000
	2. Repalce Kitchen cabinets		\$125,000	2. Paint exterior		\$175,000
	Lakeview Townhomes			Lakeview Townhomes		
	Villa Creek			Villa Creek		
	1. Repalce appliances	152	\$273,600	1. Paint exterior	1	\$85,000
	Lakewest Village			Lakewest Village		
	1. Secure AC units	50	\$15,000	1. Landscape	1	\$22,000
	Subtotal of Estimated Cost		\$668,600	Subtotal of Estimated Cost		\$367,000

(4/2008)

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part II: Supporting Pages – Physical Needs Work Statement(s)							
Work Statement for Year 1 FFY _____ 2010 _____	Work Statement for Year _____ 2011 _____ FFY _____			Work Statement for Year: _____ 2012 _____ FFY _____			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	AMP 9			AMP 9			
	Park Manor TX009000009			Park Manor TX009000009			
	1. Replace hall handrails	1	\$75,000	1. Replace closets	196	\$200,000	
		AMP 10			AMP 10		
		Brooks Manor TX009000010			Brooks Manor TX009000010		
	1. Replace hall handrails	1	\$75,000	1. Upgrade sprinkler system	1	\$30,000	
	Subtotal of Estimated Cost		\$150,000	Subtotal of Estimated Cost		\$230,000	

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

Page 92

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY			Work Statement for Year: 2012 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 11			AMP 11		
	Cliff Manor TX009000011			Cliff Manor TX009000011		
	1. Repalce bath faucets	180	\$180,000	1. Repalce floor tile common area	1	\$165,000
	AMP 12			AMP 12		
	Audelia Manor TX009000012			Audelia Manor TX009000012		
	1. Repalce fence	1	\$30,000	1. Rrepalce ceiling tile	1	\$45,000
	2. Repalce patio benches		\$5,000			
	Subtotal of Estimated Cost		\$215,000	Subtotal of Estimated Cost		\$210,000

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

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**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY ____2010____	Work Statement for Year ____2011____ FFY			Work Statement for Year: ____2012____ FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP 13			AMP 13		
Annual	Barbara Jordan Square TX009000013			Barbara Jordan Square TX009000013		
Statement	Barbara Jordan			Barbara Jordan		
	1. Update Kitchens	100	\$800,000	1. Repalce HVAC systems	100	\$300,000
	2. Update Bathrooms	100	\$500,000			
	Larimore Lane			Larimore Lane		
	1. Repalce HVAC	21	\$63,000	1. Repalce Kitchen Cabinets	21	\$168,000
	2. Install Sprinkler System	1	\$40,000			
	Subtotal of Estimated Cost		\$1,403,000	Subtotal of Estimated Cost		\$468,000

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____ 2010 _____	Work Statement for Year _____ 2011 _____ FFY			Work Statement for Year: _____ 2012 _____ FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 14			AMP 14		
	Frankford Townhomes TX009000014			Frankford Townhomes TX009000014		
	Frankford Townhomes			Frankford Townhomes		
	1. Repalce sprinkler system	1	\$80,000	1. Remodel Kitchens	76	\$608,000
	2.Repalce carpet	76	\$200,000			
	Kelly Blvd			Kelly Blvd		
	1. Repalce sprinkler system	1	\$40,000			
	2.Repalce carpet	19	\$100,000			
	Villas At Hillcrest			Villas At Hillcrest		
			1.Replace carpet	40	\$100,000	
	Subtotal of Estimated Cost	\$420,000		Subtotal of Estimated Cost	\$708,000	

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

Work Statement for Year 1 FFY _____ _____2010_____	Work Statement for Year _____2013_____			Work Statement for Year: _____2014_____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 14			AMP 14		
	Frankford Townhomes TX009000014			Frankford Townhomes TX009000014		
	Frankford Townhomes			Frankford Townhomes		
	1. Replace water heaters	76	\$100,000	1. Upgrade playground	1	\$50,000
	Kelly Blvd			Kelly Blvd		
	1. Remodel kitchens	19	\$152,000			
	Villas At Hillcrest			Villas At Hillcrest		
				1. Paint exterior	10	\$75,000
				2. Replace appliances	40	\$80,000
	Subtotal of Estimated Cost	\$252,000		Subtotal of Estimated Cost	\$205,000	

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

Page 99

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY ____ 2010 ____	Work Statement for Year ____ 2013 ____ FFY			Work Statement for Year: ____ 2014 ____ FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 15			AMP 15		
	Hidden Ridge TX009000015			Hidden Ridge TX009000015		
	Hidden Ridge			Hidden Ridge		
	1. Paint exterior	9	\$150,000	1. Upgrade Playgrounds	1	\$50,000
	Pebbles Apts.			Pebbles Apts.		
	Subtotal of Estimated Cost		\$150,000	Subtotal of Estimated Cost		\$50,000

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

Work Statement for Year 1 FFY ____ 2010 ____	Work Statement for Year ____ 2011 ____ FFY			Work Statement for Year: ____ 2012 ____ FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 16			AMP 16		
	Scattered Sites TX009000016			Scattered Sites TX009000016		
	9-29			9-29		
	1. Replace windows	22	\$122,000	1. Replace carpet	22	\$65,000
	2. Replace damaged siding	22	\$127,000			
	9-30			9-30		
	1. Replace windows	20	\$100,000	1. Replace carpet	20	\$65,000
	2. Replace damaged siding	20	\$100,000			
	9-37			9-37		
	1. Replace windows	15	\$120,000	1. Replace carpet	15	\$65,000
	2. Replace damaged siding	15	\$50,000			
	9-40			9-40		
	1. Replace windows	18	\$100,000	1. Replace carpet	18	\$85,000
	2. Replace damaged siding	18	\$35,000			
	Subtotal of Estimated Cost		\$754,000	Subtotal of Estimated Cost		\$280,000

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

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Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____ 2010 _____	Work Statement for Year _____ 2013 _____ FFY _____			Work Statement for Year: _____ 2014 _____ FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 16			AMP 16		
	Scattered Sites TX009000016			Scattered Sites TX009000016		
	9-29			9-29		
	1. Landscaping – sprinkler system	22	\$132,000	1. Secure AC units	22	\$42,000
	2. Replace water heaters	22	\$76,000	2. Fence Repair		\$5,000
	9-30			9-30		
	1. Landscaping – sprinkler system	20	\$82,000	1. Secure AC units	20	\$42,000
	2. Replace water heaters	20	\$60,000	2. Fence Repair		\$5,000
	9-37			9-37		
	1. Landscaping – sprinkler system	15	\$80,000	1. Secure AC units	15	\$42,000
	2. Replace water heaters	15	\$76,000	2. Replace roofs	15	\$105,000
				2. Fence Repair		\$5,000
	9-40			9-40		
	1. Landscaping – sprinkler system	18	\$65,000	1. Replace roofs	18	\$125,000
	2. Replace water heaters	18	\$82,000	2. Fence Repair		\$5,000
	Subtotal of Estimated Cost		\$653,000	Subtotal of Estimated Cost		\$376,000

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

Work Statement for Year 1 FFY ____2010____	Work Statement for Year ____2013____ FFY			Work Statement for Year: ____2014____ FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 16			AMP 16		
	Scattered Sites TX009000016			Scattered Sites TX009000016		
	9-42			9-42		
	1. Landscaping – sprinkler system	14	\$59,000	1. Replace roofs	14	\$66,000
	2. Replace water heaters	14	\$54,000	2. Fence Repair		\$5,000
	Conner Drive			Conner Drive		
	1. Sprinkler System	1	\$25,000	1. Paint Exterior	11	\$75,000
	2. Replace Water Heaters	11	\$20,000	2. Fence Repair		\$5,000
	Military Parkway			Military Parkway		
	1. Sprinkler System	1	\$25,000	1. Paint Exterior	25	\$125,000
	2. Replace Water Heaters	25	\$30,000	2. Fence Repair		\$5,000
	Subtotal of Estimated Cost		\$213,000	Subtotal of Estimated Cost		\$281,000

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year ____2011____ FFY		Work Statement for Year: ____2012____ FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	AMP1		AMP1	
	AMP 2		AMP 2	
	AMP 3		AMP 3	
	1. Security	\$156,000	1. Security	\$156,000
	AMP 4		AMP 4	
	1. Security	\$144,000	1. Security	\$144,000
	AMP 5		AMP 5	
	1. Security	\$54,000	1. Security	\$54,000
	AMP 6		AMP 6	
	AMP 7		AMP 7	
	AMP 8		AMP 8	
	1. Security	\$180,000	1. Security	\$180,000
	AMP 9		AMP 9	
	1. Security	\$69,600	1. Security	\$69,600
	Subtotal of Estimated Cost	\$603,600	Subtotal of Estimated Cost	\$603,600

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year ____ 2013 ____ FFY		Work Statement for Year: ____ 2014 ____ FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	AMP1		AMP1	
	AMP 2		AMP 2	
	AMP 3		AMP 3	
	1. Security	\$156,000	1. Security	\$156,000
	AMP 4		AMP 4	
	1. Security	\$144,000	1. Security	\$144,000
	AMP 5		AMP 5	
	1. Security	\$54,000	1. Security	\$54,000
	AMP 6		AMP 6	
	AMP 7		AMP 7	
	AMP 8		AMP 8	
	1. Security	\$180,000	1. Security	\$180,000
	AMP 9		AMP 9	
	1. Security	\$69,600	1. Security	\$69,600
	Subtotal of Estimated Cost	\$603,600	Subtotal of Estimated Cost	\$603,600

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year ____ 2011 ____ FFY		Work Statement for Year: ____ 2012 ____ FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	AMP 10		AMP 10	
	1. Security	\$93,600	1. Security	\$93,600
	AMP 11		AMP 11	
	1. Security	\$54,000	1. Security	\$54,000
	AMP 12		AMP 12	
	1. Security	\$36,000	1. Security	\$36,000
	AMP 13		AMP 13	
	1. Security	\$54,000	1. Security	\$54,000
	AMP 14		AMP 14	
	AMP 15		AMP 15	
	1. Security	\$145,200	1. Security	\$145,200
	AMP 16		AMP 16	
	PHA Wide		PHA Wide	
	1. Computer System Software Administration	\$50,000	1. Computer System Software Administration	\$50,000
	1. Administration	\$220,000	1. Administration	\$220,000
	2. Bid Advertising	\$30,000	2. Bid Advertising	\$30,000
	3. Training	\$10,000	3. Training	\$10,000
	Other		Other	
	1. Fees and Costs	\$10,000	1. Fees and Costs	\$10,000
	2. Computer Equipment	\$50,000	2. Computer Equipment	\$50,000
	Subtotal of Estimated Cost	\$742,800	Subtotal of Estimated Cost	\$742,800

(4/2008)

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year ____ 2013 ____ FFY		Work Statement for Year: ____ 2014 ____ FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	AMP 10		AMP 10	
	1. Security	\$93,600	1. Security	\$93,600
	AMP 11		AMP 11	
	1. Security	\$54,000	1. Security	\$54,000
	AMP 12		AMP 12	
	1. Security	\$36,000	1. Security	\$36,000
	AMP 13		AMP 13	
	1. Security	\$54,000	1. Security	\$54,000
	AMP 14		AMP 14	
	AMP 15		AMP 15	
	1. Security	\$145,200	1. Security	\$145,200
	AMP 16		AMP 16	
	PHA Wide		PHA Wide	
	1. Computer System Software Administration	\$50,000	1. Computer System Software Administration	\$50,000
	1. Administration	\$220,000	1. Administration	\$220,000
	2. Bid Advertising	\$30,000	2. Bid Advertising	\$30,000
	3. Training	\$10,000	3. Training	\$10,000
	Other		Other	
	1. Fees and Costs	\$10,000	1. Fees and Costs	\$10,000
	2. Computer Equipment	\$50,000	2. Computer Equipment	\$50,000
	Subtotal of Estimated Cost	\$752,800	Subtotal of Estimated Cost	\$752,800

(4/2008)

**Dallas Housing Authority
FY 2010 PHA 5-Year and Annual Plan**

**Attachment M
Form HUD-50075.1, Capital Fund Program Annual Statement/
Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No: TX21P00950106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00
3	1408 Management Improvements	\$1,279,276.00	\$1,200,000.00	\$1,200,000.00	\$397,574.45
4	1410 Administration	\$443,169.00	\$212,084.68	\$212,084.68	\$212,084.68
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$188,985.85	\$188,985.85	\$188,985.85
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$334,200.00	\$671,026.43	\$671,026.43	\$671,026.43
10	1460 Dwelling Structures	\$300,000.00	\$585,501.68	\$585,501.68	\$585,501.68
11	1465.1 Dwelling Equipment—Nonexpendable	\$141,500.00	\$919,769.58	\$919,769.58	\$919,769.58
12	1470 Nondwelling Structures	\$0.00	\$1,047,425.00	\$1,047,425.00	\$1,047,425.00
13	1475 Nondwelling Equipment	\$110,000.00	\$662,273.78	\$662,273.78	\$662,273.78
14	1485 Demolition	\$0.00	\$45,000.00	\$45,000.00	\$45,000.00
15	1490 Replacement Reserve	\$1,750,824.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$1,000,000.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$6,032,067.00	\$6,032,067.00	\$6,032,067.00	\$6,032,067.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No: TX21P00950106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21P00901 Roseland homes								
TX21P00902 Little Mexico	1) Paint Interior of units	1460		\$0.00	\$0.00	\$0.00	\$0.00	Delete
	2) Repair stucco/paint	1460		\$0.00	\$0.00	\$0.00	\$0.00	Delete
	3) Landscape / Sprinkler upgrade	1450		\$5,953.13	\$5,953.13	\$5,953.13	\$5,953.13	Complete
	4) Paint fences	1450		\$24,500.00	\$24,500.00	\$24,500.00	\$24,500.00	Complete
	5) Repair parapet walls	1460		\$28,450.00	\$28,450.00	\$28,450.00	\$28,450.00	Complete
TX21P00903 Cedar Springs Place	1) Caulk windows & tuck point brick	1460		\$50,000.00	\$0.00	\$0.00	\$0.00	Delete
	2) Sidewalk repair & patch foundations	1450		\$25,000.00	\$123,297.00	\$123,297.00	\$123,297.00	Complete
	3) Landscape	1450		\$8,251.01	\$18,732.51	\$18,732.51	\$18,732.51	Complete
TX21P00905 Frazier Courts	1) Demolition of Community Building	1485		\$0.00	\$45,000.00	\$45,000.00	\$45,000.00	Complete
	2) New Community Building	1470		\$0.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	Complete
TX21P00906 Frazier Courts Addition								
TX21P00907 Brackins Village	1) Paint interior of units	1460		\$0.00	\$0.00	\$0.00	\$0.00	Delete
	2) Resurface parking lot	1450		\$60,000.00	\$0.00	\$0.00	\$0.00	Delete
	3) Engineer service for drainage improvements	1430		\$0.00	\$0.00	\$0.00	\$0.00	Delete
	4) Trim trees	1450		\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	Complete
	5) Landscape	1450		\$2,343.75	\$2,343.75	\$2,343.75	\$2,343.75	Complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No: TX21P00950106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21P00908 Turner Courts	1) Landscape	1450		\$13,509.36	\$17,858.36	\$17,858.36	\$17,858.36	Complete
	2) Emergency Electrical	1450		\$15,000.00	\$7,283.91	\$7,283.91	\$7,283.91	Complete
	3) Dwelling Unit Construction	1460		\$1,000,000.00	\$0.00	\$0.00	\$0.00	
	4) Emergency AC replacement	1465		\$0.00	\$41,095.78	\$41,095.78	\$41,095.78	Complete
TX21P00909 Rhoads Terrace	1) Landscape	1450		\$6,000.00	\$8,950.00	\$8,950.00	\$8,950.00	Complete
	2) Air Conditioners	1465		\$60,000.00	\$40,416.00	\$40,416.00	\$40,416.00	Complete
TX21P00911 Lakewest	1) Landscape	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	2) Site Work	1450		\$151,988.00	\$167,349.00	\$167,349.00	\$167,349.00	Complete
TX21P00912 Cedar Springs Place	1) Stucco repair/paint	1460		\$0.00	\$0.00	\$0.00	\$0.00	
TX21P00913 Park Manor	1) Replace Dumpster C1	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	2) Trim Trees	1450		\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	Complete
	3) Condensate drains	1450		\$8,358.00	\$8,358.00	\$8,358.00	\$8,358.00	Complete
	4) Replace 1 st floor flooring	1470		\$13,375.00	\$13,375.00	\$13,375.00	\$13,375.00	Complete
	5) Emergency A/C Repair	1465		\$94,385.66	\$94,384.72	\$94,384.72	\$94,384.72	Complete
	6) Landscape	1450		\$1,312.50	\$2,859.38	\$2,859.38	\$2,859.38	Complete
TX21P00914 Brooks Manor	1) Trim Trees	1450		\$6,250.00	\$6,250.00	\$6,250.00	\$6,250.00	Complete
	2) Additional sidewalks	1450		\$9,468.00	\$9,468.00	\$9,468.00	\$9,468.00	Complete
	3) Landscape/sprinkler upgrades	1450		\$3,843.75	\$3,843.75	\$3,843.75	\$3,843.75	Complete
	4) Paint exterior	1460		\$0.00	\$0.00	\$0.00	\$0.00	
TX21P00915 & 16 Turnkey				\$0.00	\$0.00			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No: TX21P00950106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21P00917 Cliff Manor	1) Replace Elevator	1460		\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	Complete
	2) Trim Trees	1450		\$2,300.00	\$2,350.00	\$2,350.00	\$2,350.00	Complete
	3) Landscape/sprinkler upgrades	1450		\$0.00	\$515.63	\$515.63	\$515.63	Complete
	4) Building sign renovation	1450		\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	Complete
	5) Replace water cut-off valves	1465		\$0.00	\$0.00	\$0.00	\$0.00	Move to 2005 CF
	6) Emergency A/C Repair	1465		\$22,500.00	\$22,500.00	\$22,500.00	\$22,500.00	Complete
TX21P00922 Audelia Manor	1) Upgrade fire protection equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	2) Replace ceiling at garage	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	3) Replace gutters, fascia and soffit	1460		\$10,800.00	\$10,800.00	\$10,800.00	\$10,800.00	Complete
TX21P00923 Scattered Sites	1) Landscape/sprinkler at Military	1450		\$4,640.62	\$4,640.62	\$4,640.62	\$4,640.62	Complete
	2) Landscape/sprinkler at Larimore	1450		\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	Complete
	3) Replace HVAC	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	4) Landscape at Kelly	1450		\$8,365.62	\$9,300.12	\$9,300.12	\$9,300.12	Complete
	5) Landscape at Conner	1450		\$3,187.52	\$3,187.52	\$3,187.52	\$3,187.52	Complete
	6) Replace water heaters Conner	1465		\$7,410.00	\$7,410.00	\$7,410.00	\$7,410.00	Complete
	7) Replace water heaters Military	1465		\$17,025.00	\$17,025.00	\$17,025.00	\$17,025.00	Complete
	8) Replace water heaters Larimore	1465		\$21,159.00	\$22,272.00	\$22,272.00	\$22,272.00	Complete
	9) Replace water heaters Kelly	1465		\$19,151.00	\$20,158.00	\$20,158.00	\$20,158.00	Complete
TX21P00925 Barbara Jordan Square	1) Replace dumpster	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	2) Replace water heaters	1465		\$28,634.84	\$28,634.84	\$28,634.84	\$28,634.84	Complete
	3) Paint exterior	1460		\$50,550.00	\$50,500.00	\$50,500.00	\$50,500.00	Complete
	4) Landscape	1450		\$375.00	\$375.00	\$375.00	\$375.00	Complete
TX21P00928 Pebbles Apartments	1) Repair Stairs & Balconies	1460		\$23,194.00	\$23,194.00	\$23,194.00	\$23,194.00	Complete
	2) Landscape	1450		\$1,734.38	\$3,401.88	\$3,401.88	\$3,401.88	Complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No: TX21P00950106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21P00929 Single Family Homes	1) Reroofing 2) Landscape	1460 1450		\$19,074.44 \$2,343.75	\$19,070.44 \$2,343.75	\$19,070.44 \$2,343.75	\$19,070.44 \$2,343.75	Complete Complete
TX21P00930 Single Family Homes	1) Reroofing 2) Landscape	1460 1450		\$6,256.82 \$2,062.50	\$6,256.82 \$2,062.50	\$6,256.82 \$2,062.50	\$6,256.82 \$2,062.50	Complete Complete
TX21P00933 Villa Creek	1) Landscape	1450		\$2,812.50	\$2,812.50	\$2,812.50	\$2,812.50	Complete
TX21P00937 Single Family Homes	1) Reroofing 2) Landscape	1460 1450		\$11,782.64 \$2,390.63	\$11,782.64 \$2,390.63	\$11,782.64 \$2,390.63	\$11,782.64 \$2,390.63	Complete Complete
TX21P00940 Single Family Homes	1) Reroofing 2) Landscape	1460 1450		\$30,752.96 \$3,796.88	\$30,752.96 \$3,796.88	\$30,752.96 \$3,796.88	\$30,752.96 \$3,796.88	Complete Complete
TX21P00942 Single Family Homes	1) Reroofing 2) Landscape	1460 1450		\$13,460.82 \$750.00	\$13,460.82 \$750.00	\$13,460.82 \$750.00	\$13,460.82 \$750.00	Complete Complete
TX21P00943 Frankford Townhomes	1) Paint exterior 2) Repair parking lot 3) Landscape	1460 1450 1450		\$0.00 \$21,154.00 \$1,200.00	\$0.00 \$21,154.00 \$9,932.75	\$0.00 \$21,154.00 \$9,932.75	\$0.00 \$21,154.00 \$9,932.75	Complete Complete Complete
TX21P00944 Roseland Townhomes	1) Paint exterior 2) Landscape	1460 1450		\$130,786.00 \$0.00	\$130,786.00 \$1,700.00	\$130,786.00 \$1,700.00	\$130,786.00 \$1,700.00	Complete Complete
TX21P00945 Carroll Townhomes	1) Paint exterior 2) Landscape 3) Sidewalk repairs 4) Replace downspouts/guards	1460 1450 1450 1460		\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	
TX21P00946 Monarch Townhomes	1) Paint exterior 2) Landscaping	1460 1450		\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No: TX21P00950106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21P00947 Lakeview Townhomes	1) Landscape 2) Replace water heaters 3) Install crossbars on fence	1450 1465 1450		\$1,500.00 \$0.00 \$0.00	\$1,500.00 \$0.00 \$0.00	\$1,500.00 \$0.00 \$0.00	\$1,500.00 \$0.00 \$0.00	Complete
TX21P00948 Hamptons	1) Upgrade landscaping, fill holes 2) Replace gutters and downspouts 3) Replace exterior pole lights 4) Replace water heaters 5) Paint exterior 6) Replace exterior closet doors 7) Install storefront at community building 8) Landscape 9) Make Ready unit 41	1450 1460 1450 1465 1460 1460 1470 1450 1460		\$7,495.00 \$0.00 \$0.00 \$56,464.13 \$102,590.00 \$0.00 \$14,400.00 \$3,095.00 \$3,200.00	\$7,495.00 \$0.00 \$0.00 \$56,464.13 \$102,590.00 \$0.00 \$14,400.00 \$3,865.63 \$3,200.00	\$7,495.00 \$0.00 \$0.00 \$56,464.13 \$102,590.00 \$0.00 \$14,400.00 \$3,865.63 \$3,200.00	\$7,495.00 \$0.00 \$0.00 \$56,464.13 \$102,590.00 \$0.00 \$14,400.00 \$3,865.63 \$3,200.00	Complete Complete Complete Complete Complete
TX21P00949 Kingbridge Crossing	1) Upgrade landscaping, fill holes 2) Replace water heaters 3) Install ceramic tile at community building 4) Install storefront at community building	1450 1465 1470 1470		\$6,200.00 \$191,188.00 \$12,450.00 \$7,200.00	\$8,568.75 \$192,288.00 \$12,450.00 \$7,200.00	\$8,568.75 \$192,288.00 \$12,450.00 \$7,200.00	\$8,568.75 \$192,288.00 \$12,450.00 \$7,200.00	Complete Complete Complete Complete
TX21P00950 Roseland Estates	1) Paint Exterior	1460		\$96,564.00	\$96,564.00	\$96,564.00	\$96,564.00	Complete
TX21P00932 Lakewest Village	1) Landscape	1450		\$3,487.50	\$5,831.25	\$5,831.25	\$5,831.25	Complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No: TX21P00950106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21P00951 Hidden Ridge	1) Reseal stucco	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	2) Resurface patios	1460		\$53,494.00	\$53,494.00	\$53,494.00	\$53,494.00	Complete
	3) Resurface tubs/sinks	1460		\$10,000.00	\$0.00	\$0.00	\$0.00	
	4) Landscape	1450		\$13,378.13	\$13,378.13	\$13,378.13	\$13,378.13	Complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No: TX21P00950106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide -	Operating (Reserves) A3	1406		\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	Complete
	1) Drug Elimination & Self Sufficiency A4	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	2) Resident Employment and Training Center – staff A3	1408		\$115,000.00	\$115,000.00	\$115,000.00	\$115,000.00	
	3) Resident Employment and Training Center – equipment and supplies B3	1408		\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
	4) Staff training B3	1408		\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
	5) Upgrade Computer Software B3	1408		\$100,000.00	\$100,000.00	\$100,000.00	\$10,000.00	
		1408		\$0.00	\$0.00	\$0.00	\$0.00	
	6) Program Auditor – TIP A2	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	7) PC Network technician B3	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	8) Management Improvements/Staff B3							
		1410		\$6,886.65	\$6,886.65	\$6,886.65	\$6,886.65	Complete
	1) CFP Admin. Costs A3	1410		\$224,000.00	\$197,000.00	\$197,000.00	\$197,000.00	
	2) Tech and Non-Tech Staff A3	1410		\$30,000.00	\$8,198.03	\$8,198.03	\$8,198.03	
	3) Bid Advertising							
		1450		\$54,727.60	\$54,727.60	\$54,727.60	\$54,727.60	Complete
	1) Concrete and sidewalk repair C1	1450		\$51,157.13	\$34,199.00	\$34,199.00	\$34,199.00	Complete
	2) Playground equipment and maintenance C1	1450		\$42,300.50	\$42,300.50	\$42,300.50	\$42,300.00	Complete
	3) Fence repair C1	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	4) Re-stripe parking lots C1							
							form HUD 50075 (7/2003)	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No: TX21P00950106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA - Wide	1) Replace appliances	1465		\$367,310.23	\$377,121.11	\$377,121.11	\$377,121.11	Complete
	1) Replace Computer Equipment B3	1475		\$152,734.04	\$152,734.04	\$152,734.04	\$152,734.04	Complete
	2) Office Equipment B3	1475		\$2,445.32	\$2,445.32	\$2,445.32	\$2,445.32	Complete
	3) Upgrade telephone system	1475		\$124,750.00	\$124,750.00	\$124,750.00	\$124,750.00	Complete
	1) Replacement Reserve A3	1490		\$0.00	\$0.00	\$0.00	\$0.00	
	1) Security B3	1408		\$973,000.00	\$973,000.00	\$973,000.00	\$973,000.00	Complete
	1) Security Surveillance Cameras	1475		\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	Complete
	1) Vehicles	1475		\$132,344.42	\$132,344.42	\$132,344.42	\$132,344.42	Complete
	1) A/E/Consultant Service	1430		\$197,089.40	\$188,985.85	\$188,985.85	\$188,985.85	Complete
	1) EPA Site Work	1450		\$0.00	\$0.00	\$0.00	\$0.00	Move to 2005 CF
Total				\$6,032,067.00	\$6,032,067.00	\$6,032,067.00	\$6,032,067.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Dallas, Texas			Grant Type and Number Capital Fund Program No: TX21P00950106 Replacement Housing Factor No:				Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX21P00901 Roseland Homes	08/17/08		7/18/08	08/17/10			
TX21P00902 Little Mexico	08/17/08		7/18/08	08/17/10			
TX21P00903 Cedar Springs Addition	08/17/08		7/18/08	08/17/10			
TX21P00905 Frazier Courts	08/17/08		7/18/08	08/17/10			
TX21P00906 Frazier Courts Addition	08/17/08		7/18/08	08/17/10			
TX21P00907 Brackins Village	08/17/08		7/18/08	08/17/10			
TX21P00908 Turner Courts	08/17/08		7/18/08	08/17/10			
TX21P00909 Rhoads Terrace	08/17/08		7/18/08	08/17/10			
TX21P00911 Lakewest	08/17/08		7/18/08	08/17/10			
TX21P00912 Cedar Springs Place	08/17/08		7/18/08	08/17/10			
TX21P00913 Park Manor	08/17/08		7/18/08	08/17/10			
TX21P00914 Brooks Manor	08/17/08		7/18/08	08/17/10			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Dallas, Texas			Grant Type and Number Capital Fund Program No: TX21P00950106 Replacement Housing Factor No:				Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX21P00917 Cliff Manor	08/17/08		7/18/08	08/17/10			
TX21P00922 Audelia Manor	08/17/08		7/18/08	08/17/10			
TX21P00923 Scattered Sites	08/17/08		7/18/08	08/17/10			
TX21P00925 Barbara Jordan	08/17/08		7/18/08	08/17/10			
TX21P00928 Pebbles Apartments	08/17/08		7/18/08	08/17/10			
TX21P00929 Single Family Homes	08/17/08		7/18/08	08/17/10			
TX21P00930 Single Family Homes	08/17/08		7/18/08	08/17/10			
TX21P00933 Lakeview II	08/17/08		7/18/08	08/17/10			
TX21P00937 Single Family Homes	08/17/08		7/18/08	08/17/10			
TX21P00940 Single Family Homes	08/17/08		7/18/08	08/17/10			
TX21P00942 Single Family Homes	08/17/08		7/18/08	08/17/10			
TX21P00943 Frankford Townhomes	08/17/08		7/18/08	08/17/10			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Dallas, Texas			Grant Type and Number Capital Fund Program No: TX21P00950106 Replacement Housing Factor No:				Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX21P00944 Roseland Townhomes	08/17/08		7/18/08	08/17/10			
TX21P00945 Carroll Townhomes	08/17/08		7/18/08	08/17/10			
TX21P00946 Monarch Townhomes	08/17/08		7/18/08	08/17/10			
TX21P00947 Lakeview I	08/17/08		7/18/08	08/17/10			
TX21P00948 Hamptons	08/17/08		7/18/08	08/17/10			
TX21P00949 Kingbridge Crossing	08/17/08		7/18/08	08/17/10			
TX21P00950 Roseland Estates	08/17/08		7/18/08	08/17/10			
TX21P00951 Hidden Ridge	08/17/08		7/18/08	08/17/10			
PHA – Wide	08/17/08		7/18/08	08/17/10			
1) Drug Elimination \$ Self Sufficiency	08/17/08		7/18/08	08/17/10			
2) RET – Staff	08/17/08		7/18/08	08/17/10			
3) RET – Equipment & Supplies	08/17/08		7/18/08	08/17/10			
4) Child Care Program	08/17/08		7/18/08	08/17/10			
5) Security	08/17/08		7/18/08	08/17/10			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Dallas, Texas			Grant Type and Number Capital Fund Program No: TX21P00950106 Replacement Housing Factor No:				Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
6) Staff Training	08/17/08		7/18/08	08/17/10			
7) Upgrade Computer Software	08/17/08		7/18/08	08/17/10			
8) Program Auditor	08/17/08		7/18/08	08/17/10			
9) CFP Admin. Cost	08/17/08		7/18/08	08/17/10			
10) Tech and Non-Tech Staff	08/17/08		7/18/08	08/17/10			
11) Bid Advertising Various Projects	08/17/08		7/18/08	08/17/10			
12) Replace Computer Equipment	08/17/08		7/18/08	08/17/10			
13) Office Equipment	08/17/08		7/18/08	08/17/10			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No: TX21P00950107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0	\$0
2	1406 Operations	\$500,000.00	\$650,000.00	\$650,000.00	\$650,000.00
3	1408 Management Improvements	\$242,000.00	\$1,126,317.07	\$1,126,317.07	\$359.40
4	1410 Administration	\$230,000.00	\$200,000.00	\$200,000.00	\$21,600.16
5	1411 Audit	\$0.00	\$0.00	\$0	\$0
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0	\$0
7	1430 Fees and Costs	\$0.00	\$8,579.56	\$8,579.56	\$8,791.56
8	1440 Site Acquisition	\$0.00	\$0.00	\$0	\$0
9	1450 Site Improvement	\$495,500.00	\$267,840.48	\$267,840.48	\$267,840.48
10	1460 Dwelling Structures	\$842,500.00	\$1,161,508.69	\$1,161,508.69	\$497,973.83
11	1465.1 Dwelling Equipment—Nonexpendable	\$1,176,550.00	\$306,182.00	\$306,182.00	\$306,182.00
12	1470 Nondwelling Structures	\$0.00	\$994,283.80	\$994,283.80	\$994,283.80
13	1475 Nondwelling Equipment	\$536,000.00	\$191,342.63	\$191,342.63	\$191,342.63
14	1485 Demolition	\$1,407,065.00	\$1,866,228.20	\$1,866,228.20	\$1,304,961.53
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0	\$0
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0	\$0
17	1495.1 Relocation Costs	\$500,000.00	\$157,332.57	\$157,332.57	\$157,332.57
18	1499 Development Activities	\$1,000,000.00	\$0.00	\$0	\$0
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0	\$0
20	1502 Contingency	\$0.00	\$0.00	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$6,929,615.00	\$6,929,615.00	\$6,929,615.00	\$4,401,793.72
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0	\$0
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0	\$0
24	Amount of line 21 Related to Security – Soft Costs	\$1,000,000.00	\$899,105.07	\$899,105.07	\$899,105.07
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0	\$0

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No:TX21P00950107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21P00901 Roseland Homes								
TX21P00902 Little Mexico								
TX21P00903 Cedar Springs Place								
TX21P00905 Frazier Courts	1) Frazier Community Building	1470		\$0	\$994,283.80	\$994,283.80	\$611,137.30	In Progress
TX21P00906 Frazier Courts Addition								
TX21P00907 Brackins Village								
TX21P00908 Turner Courts	1) Relocation A3 2) Demolition C3 3) Tree Survey	1495 1485 1430		\$200,000 \$1,114,050 \$0	\$84,264.86 \$837,540.70 \$1,750.00	\$84,264.86 \$837,540.70 \$1,750.00	\$84,264.86 \$72,550.55 \$1,750.00	Complete In Progress Complete
TX21P00909 Rhoads Terrace	1) Relocation A3 2) Demolition C3 3) Tree Survey	1495 1485 1430		\$300,000 \$1,407,065 \$0	\$68,017.81 \$1,028,687.50 \$1,750.00	\$68,017.81 \$1,028,687.50 \$1,750.00	\$68,017.81 \$129,094.55 \$1,750.00	Complete In Progress Complete
TX21P00911 Lakewest								
TX21P00912 Cedar Springs Place	1) Replace dumpsters C1 2) Replace roofs C1	1475 1460		\$6,000 \$175,000	\$0 \$361,140.00	\$0 \$361,140.00	\$0	In Progress
TX21P00913 Park Manor	1) Replace HVAC 2) Replace Boilers	1460 1465		\$0 \$0	\$228,447.00 \$98,765.00	\$228,447.00 \$98,765.00	\$0 \$98,765.00	In Progress Complete
TX21P00914 Brooks Manor								

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No:TX21P00950107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21P00917 Cliff Manor	1) Replace ceiling tile C1	1460		\$0	\$46,713.00	\$46,713.00	\$46,713.00	Complete
	2) Exterior window cleaning	1460		\$13,410	\$5,000.00	\$5,000.00	\$5,000.00	Complete
	3) Replace water cut-off valves	1465		\$137,000	\$95,380.00	\$95,380.00	\$95,380.00	Complete
TX21P00922 Audelia Manor	1) Upgrade landscaping C1	1450		\$15,000	\$8,200.00	\$8,200.00	\$8,200.00	Complete
	2) Repair lawn sprinkler system C1	1450		\$20,000	\$3,500.00	\$3,500.00	\$3,500.00	Complete
	3) Replace bathroom exhaust fans C3	1460		\$20,000	\$13,269.00	\$13,269.00	\$13,269.00	Complete
	4) Replace water heaters (units) C3	1465		\$50,000	\$0	\$0	\$0	
TX21P00923 Scattered Sites	1) Replace exterior doors C3	1460		\$76,000	\$129,200.00	\$129,200.00	\$129,200.00	Complete
	2) Address numbers	1460		\$0	\$133.00	\$133.00	\$133.00	Complete
TX21P00925 Barbara Jordan Square								
TX21P00928 Pebbles Apartments	1) Replace water heaters (units) C3	1465		\$15,000	\$0	\$0	\$0	
	2) Fire repair	1460		\$25,350	\$25,350.00	\$25,350.00	\$25,350.00	Complete
TX21P00929 Single Family Homes	1) Replace water heaters (units) C3	1465		\$11,000	\$5,075.00	\$5,075.00	\$5,075.00	Complete
	2) Replace HVAC (units) C3	1465		\$66,000	\$0			
	3) Install insulated windows C3	1460		\$15,000	\$15,248.80	\$15,248.80	\$15,248.80	Complete
	4) Fence Repair	1450		\$3,600	\$3,571.50	\$3,571.50	\$3,571.50	Complete
	5) Site/Foundation Repair	1450		\$3,000	\$3,000.00	\$3,000.00	\$3,000.00	Complete
	6) Paint Exterior	1460		\$24,000	\$23,520.00	\$23,520.00	\$23,520.00	Complete
	7) Replace Garage doors	1465		\$0	\$650.00	\$650.00	\$650.00	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No:TX21P00950107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21P00930 Single Family Homes	1) Paint exterior C3	1460		\$13,500	\$13,230.00	\$13,500.00	\$13,500.00	Complete
	2) Replace water heaters (units) C3	1465		\$23,000	\$8,000.00	\$8,000.00	\$8,000.00	Complete
	3) Fence Repair	1450		\$4,400.00	\$4,368.50	\$4,400.00	\$4,400.00	Complete
	4) Site/Foundation Repair	1450		\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	Complete
	5) Replace windows	1460		\$17,100.00	\$17,299.80	\$17,299.80	\$17,299.80	Complete
TX21P00933 Villa Creek	1) Fire repairs	1460		\$0	\$13,781.99	\$13,781.99	\$13,781.99	Complete
	2) Replace gutter and downspouts	1460		\$0	\$2,133.00	\$2,133.00	\$2,133.00	Complete
	3) Paint Exterior	1460		\$39,900	\$52,080.00	\$52,080.00	\$52,080.00	Complete
TX21P00937 Single Family Homes	1) Paint exterior C3	1460		\$13,500	\$13,230.00	\$13,230.00	\$13,230.00	Complete
	2) Replace water heaters (units) C3	1465		\$7,500	\$2,900.00	\$2,900.00	\$2,900.00	Complete
	3) Replace fences C3	1450		\$2,200	\$2,180.50	\$2,180.50	\$2,180.50	Complete
	4) Install insulated windows C3	1460		\$13,500	\$13,896.80	\$13,896.80	\$13,896.80	Complete
	5) Foundation Repair	1450		\$1,500	\$1,500.00	\$1,500.00	\$1,500.00	Complete
	6) Replace Garage Door	1465		\$0	\$325.00	\$325.00	\$325.00	Complete
TX21P00940 Single Family Homes	1) Paint exterior C1	1460		\$3,000	\$2,940.00	\$2,940.00	\$2,940.00	Complete
	2) Replace water heaters (units) C1	1465		\$9,000	\$6,525.00	\$6,525.00	\$6,525.00	Complete
	3) Replace HVAC (units) C1	1465		\$54,000	\$0			
	4) Replace fences C3	1450		\$3,200	\$3,199.00	\$3,199.00	\$3,199.00	Complete
	5) Site/Foundation Repair	1450		\$3,000	\$3,000.00	\$3,000.00	\$3,000.00	Complete
	6) Window replacement	1460		\$15,500	\$15,255.80	\$15,255.80	\$15,255.80	Complete
TX21P00942 Single Family Homes	1) Site/Foundation Repair	1450		\$3,000	\$3,000.00	\$3,000.00	\$3,000.00	Complete
	2) Fence Repair	1450		\$1,900	\$1,878.50	\$1,878.50	\$1,878.50	Complete
	3) Window replacement	1460		\$10,000	\$10,393.80	\$10,393.80	\$10,393.80	Complete
TX21P00943 Frankford Townhomes	1) Replace unit water heaters C3	1465		\$40,000	\$85,500.00	\$85,500.00	\$85,500.00	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No:TX21P00950107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21P00944 Roseland Townhomes								
TX21P00945 Carroll Townhomes								
TX21P00946 Monarch Townhomes								
TX21P00947 Lakeview Townhomes	1) Install additional pads and dumpsters C1	1450		\$15,000	\$0	\$0	\$0	
	2) Install speed bumps C1	1450		\$2,500	\$1,600.00	\$1,600.00	\$1,600.00	Complete
	3) Landscaping improvements C1	1450		\$10,000	\$3,500.00	\$3,500.00	\$3,500.00	Complete
	4) Sign	1450		\$0	\$485.48	\$485.48	\$485.48	Complete
	5) Window repair	1460		\$11,590	\$13,859.00	\$13,859.00	\$13,859.00	Complete
	6) Exterior Painting	1460		\$50,000	\$57,069.00	\$57,069.00	\$57,069.00	Complete
TX21P00948 Hamptons	1) Replace gutter and downspouts C3	1460		\$30,000	\$0	\$0	\$0	
	2) Replace exterior lighting C3	1460		\$10,000	\$0	\$0	\$0	
	3) Replace Boiler	1465		\$0	\$3,062.00	\$3,062.00	\$3,062.00	Complete
TX21P00949 Kingbridge Crossing								
TX21P00950 Roseland Estates								
TX21P00951 Hidden Ridge								
TX21P00954 Villas of Hillcrest	1) Landscape Improvements	1450		\$0	\$2,470.00	\$2,470.00	\$2,470.00	Complete
	2) Relocation	1495		\$0	\$5,049.90	\$5,049.90	\$5,049.90	Complete
TX21P00955 Wahoo Frazier	1) Landscape Improvements	1450		\$0	\$1,625.00	\$1,625.00	\$1,625.00	Complete
	2) Fire damage repairs	1460		\$0	\$6,500.00	\$6,500.00	\$6,500.00	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No:TX21P00950107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21P00953 Frazier Fellowship	1) Fire damage repairs	1460		\$0	\$2,900.00	\$2,900.00	\$2,900.00	Complete
TX21P00956 Mill City	1) Landscape Improvements	1450		\$0	\$1,710.00	\$1,710.00	\$1,710.00	Complete
	2) Fire damage repairs	1460		\$0	\$79,918.70	\$79,918.70	\$79,918.70	Complete
PHA Wide –	Operating (Reserves) A3	1406		\$650,000	\$650,000	\$650,000.00	\$650,000.00	Complete
	1) Resident Employment and Training Center – staff. A3	1408		\$120,000	\$120,000	\$120,000.00	\$120,000.00	Complete
	2) Resident Employment and Training Center – equipment and supplies. B3	1408		\$2,000	\$3,812.00	\$3,812.00	\$3,812.00	Complete
	3) Staff training. B3	1408		\$20,000	\$3,400.00	\$3,400.00	\$3,400.00	Complete
	4) Upgrade Computer Software. B3	1408		\$100,000	\$100,000	\$100,000.00	\$100,000.00	Complete
	1) Tech and Non-Tech Staff. A3	1410		\$200,000	\$200,000	\$200,000.00	\$200,000.00	Complete
	2) Bid Advertising-various projects A3	1410		\$30,000	\$0	\$0	\$0	
	3) Fees and Costs	1430		\$0	\$3,114.29	\$3,114.29	\$3,114.29	Complete
	4) Printing Cost	1430		\$0	\$1,965.27	\$1,965.27	\$1,965.27	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No:TX21P00950107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA – Wide	1) Concrete and sidewalk repair C1	1450		\$67,400	\$105,907.00	\$105,907.00	\$105,907.00	Complete
	2) Playground equipment and maintenance C1	1450		\$100,000	\$0			
	3) Fence Repair C1	1450		\$50,000	\$67,276	\$67,276.00	\$67,276.00	Complete
	4) Re-stripe parking lots C1	1450		\$50,000	\$44,369.00	\$44,369.00	\$44,369.00	Complete
	1) Replace appliances B3	1465		\$0	\$0			
	1) Replace Computer Equipment. B3	1475		\$380,000	\$158,831.63	\$158,831.63	\$158,831.63	Complete
	2) Office Equipment B3	1475		\$19,450	\$15,807.00	\$15,807.00	\$15,807.00	Complete
	3) Office doors	1475		\$20,000	\$16,704.00	\$16,704.00	\$16,704.00	Complete
	1) Security B3	1408		\$1,000,000	\$899,105.07	\$899,105.07	\$899,105.07	Complete
Total				\$6,929,615	\$6,929,615	\$6,929,615	\$4,401,793.72	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Dallas, Texas			Grant Type and Number Capital Fund Program No: TX21P00950107 Replacement Housing Factor No:			Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX21P00901 Roseland Homes	08/17/09			08/17/11			
TX21P00902 Little Mexico Village	08/17/09			08/17/11			
TX21P00903 Cedar Springs Place Addn	08/17/09			08/17/11			
TX21P00905 Frazier Courts	08/17/09			08/17/11			
TX21P00906 Frazier Courts	08/17/09			08/17/11			
TX21P00907 Brackins Village	08/17/09			08/17/11			
TX21P00908 Turner Courts	08/17/09			08/17/11			
TX21P00909 Rhoads Terrace	08/17/09			08/17/11			
TX21P009011 Lakewest	08/17/09			08/17/11			
TXP21P009012 Cedar Springs Place	08/17/09			08/17/11			
TX21P009013 Park Manor	08/17/09			08/17/11			
TX21P009014 Brook Manor	08/17/09			08/17/11			
TX21P009017 Cliff Manor	08/17/09			08/17/11			
TX21P009022 Audelia Manor	08/17/09			08/17/11			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Dallas, Texas			Grant Type and Number Capital Fund Program No: TX21P00950107 Replacement Housing Factor No:			Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX21P009023 Scattered Sites	08/17/09			08/17/11			
TX21P009025 Barbara Jordan	08/17/09			08/17/11			
TX21P009028 Pebbles Apartments	08/17/09			08/17/11			
TX21P009029 Scattered Sites Family Homes	08/17/09			08/17/11			
TX21P009030 Scattered Single Family Homes	08/17/09			08/17/11			
TX21P009033 Lakeview II	08/17/09			08/17/11			
TX21P009037 Scattered Single Family Homes	08/17/09			08/17/11			
TX21P009040 Scattered Single Family Homes	08/17/09			08/17/11			
TX21P00942 Single Family Homes	08/17/09			08/17/11			
TX21P00943 Frankford Townhomes	08/17/09			08/17/11			
TX21P00944 Roseland Townhomes	08/17/09			08/17/11			
TX21P00945 Carroll Townhomes	08/17/09			08/17/11			
TX21P00946 Monarch Townhomes	08/17/09			08/17/11			
TX21P00947 Lakeview I	08/17/09			08/17/11			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program No: TX21P00950107 Replacement Housing Factor No:					Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX21P00948 Hamptons	08/17/09			08/17/11			
TX21P00949 Kingbridge Crossing	08/17/09			08/17/11			
TX21P00950 Roseland Estates	08/17/09			08/17/11			
TX21P00951 Hidden Ridge	08/17/09			08/17/11			
PHA-Wide	08/17/09			08/17/11			
1) Drug Elimination & Self-Sufficiency	08/17/09			08/17/11			
2) RET – Staff	08/17/09			08/17/11			
3) RET – Equipment and Supplies	08/17/09			08/17/11			
4) Child Care Program	08/17/09			08/17/11			
5) Security	08/17/09			08/17/11			
6) Staff Training	08/17/09			08/17/11			
7) Upgrade Computer Software	08/17/09			08/17/11			
8) Program Auditor	08/17/09			08/17/11			
9) CFP Admin Cost	08/17/09			08/17/11			
10) Tech and Non-Tech Staff	08/17/09			08/17/11			
11) Bid Advertising Various Projects	08/17/09			08/17/11			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Dallas, Texas			Grant Type and Number Capital Fund Program No: TX21P00950107 Replacement Housing Factor No:			Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
12) Replace computer equipment	08/17/09			08/17/11			
13) Office Equipment	08/17/09			08/17/11			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No: TX21P00950108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:09/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0	\$0
2	1406 Operations	\$500,000.00	\$600,000.00	\$500,000.00	\$500,000.00
3	1408 Management Improvements	\$257,000.00	\$1,257,000.00	\$1,115,000.00	\$0
4	1410 Administration	\$227,000.00	\$227,000.00	\$197,000.00	\$0
5	1411 Audit	\$0.00	\$0.00	\$0	\$0
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0	\$0
7	1430 Fees and Costs	\$10,000.00	\$2,000,000.00	\$2,007,569.61	\$47,069.61
8	1440 Site Acquisition	\$0.00	\$0.00	\$0	\$0
9	1450 Site Improvement	\$494,000.00	\$343,163.00	\$343,163.00	\$208,666.70
10	1460 Dwelling Structures	\$2,559,100.00	\$1,104,664.88	\$258,504.29	\$198,989.39
11	1465.1 Dwelling Equipment—Nonexpendable	\$1,137,046.00	\$200,000.00	\$0	\$0
12	1470 Nondwelling Structures	\$75,000.00	\$600,488.12	\$250,488.12	\$127,893.12
13	1475 Nondwelling Equipment	\$670,469.00	\$631,877.00	\$377,2453.64	\$377,253.64
14	1485 Demolition	\$0.00	\$0.00	\$0	\$0
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0	\$0
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0	\$0
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0	\$0
18	1499 Development Activities	\$1,000,000.00	\$0.00	\$0	\$0
19	1501 Collaterization or Debt Service	\$0.00	\$0.00	\$0	\$0
20	1502 Contingency	\$0.00	\$0.00	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$6,964,193.00	\$6,964,193.00	\$5,061,754.13	\$1,459,872.46
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0	\$0
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0	\$0
24	Amount of line 21 Related to Security – Soft Costs	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$0
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0	\$0

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No:TX21P00950108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21P009001 Roseland Homes								
TX21P009002 Little Mexico	1) Replace Water Heaters C3	1460		\$100,000	\$100,000			
TX21P009003 Cedar Springs Place	1) Paint exterior C3	1460		\$100,000	\$100,000			
TX21P009007 Brackins Village	1) Replace sub-floor at kitchen and bathroom C3	1460		\$200,000	\$200,000			
	2) Replace HVAC	1460		\$204,000	\$0			
	3) Repair sidewalk & retaining wall C1	1450		\$100,000	\$0			
TX21P009005 Frazier Courts	1) New Community Building	1470		\$0	\$350,000	\$350,000		
TX21P00908 Turner Courts	1) A & E service	1430		\$0	\$1,800,000	\$1,800,000		
	2) Consultants	1430		\$0	\$150,000	\$150,000		
TX21P009009 Rhoads Terrace								
TX21P009011 Lakewest								
TX21P009012 Cedar Springs Place	1) Replace water heaters C3	1460		\$132,000	\$0 \$0			
TX21P009013 Park Manor	1) Paint exterior C3	1460		\$ 44,578	\$44,578			
	2) Power wash building C1	1460		\$15,000	\$15,000			
	3) Remodel Kitchens C3	1460		\$500,000	\$0			
TX21P009014 Brooks Manor	1) Replace VCT – common area C3	1460		\$400,000	\$200,000			
	2) Replace HVAC – Admin. Bldg, C3	1475		\$25,000	\$25,000			
	3) Replace elevator cab C3	1475		\$25,000	\$283,837	\$283,837.00	\$235,581.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No:TX21P00950108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21P009015 & 16 Turnkey								
TX21P009017 Cliff Manor	1) Remodel kitchens C3	1460		\$500,000	\$0			
TX21P009022 Audelia Manor	1) Paint exterior C3	1460		\$75,000	\$0			
TX21P009023 Scattered Sites	1) Replace water heaters C3	1460		\$45,600	\$45,600			
	2) Replace HVAC C3	1460		\$133,500	\$0			
TX21P009025 Barbara Jordan Square	1) Replace HVAC C3	1460		\$125,000	\$0			
TX21P009028 Pebbles Apartments	1) Paint exterior C3	1460		\$50,000	\$0			
TX21P009029 Single Family Homes								
TX21P009030 Single Family Homes								
TX21P009032 Lakewest Village								
TX21P009033 Villa Creek								
TX21P009037 Single Family Homes								
TX21P009040 Single Family Homes								
TX21P009042 Single Family Homes								
TX21P009043 Frankford Townhomes	1) Replace carpet C3	1460		\$40,000	\$40,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No:TX21P00950108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21P009044 Roseland Townhomes								
TX21P009045 Carroll Townhomes	1) Extrerior painting	1460		\$24,750	\$24,750	\$24,750	\$24,750	
TX21P009046 Monarch Townhomes	1) Fascia, soffit and gutter repair C3	1460		\$25,000	\$30,888.69	\$30,888.69	\$30,888.69	
TX21P000947 Lakeview Townhomes								
TX21P009048 Hamptons								
TX21P009049 Kingbridge Crossing	1) Replace carpet C3	1460		\$150,000	\$150,000			
TX21P009050 Roseland Estates	1) Roofing C3 2) Replace HVAC C3	1460 1460		\$50,000 \$200,000	\$0 \$0			
TX21P009051 Hidden Ridge	1) Exterior Painting	1460		\$0	\$78,586.00	\$78,586.00	\$78,586.00	
TX21P009052 Roseland Scattered Sites	1) Replace gutters and downspouts 2) Replace Fascia and Soffit	1460 1460		\$10,000 \$20,000	\$10,000 \$20,000			
TX21P009053 Frazier Fellowship								
TX21P009054 Hillcrest	1) Landscape	1450		\$0	\$8,000.00	\$5,480.00	\$5,480.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No:TX21P00950108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide –	Operating (Reserves) A3	1406		\$500,000	\$700,000	\$500,000	\$500,000	
	1) Resident Employment and Training Center – staff. A3	1408		\$115,000	\$115,000	\$115,000		
	2) Resident Employment and Training Center – equipment and supplies. B3	1408		\$2,000	\$2,000			
	3) Staff training. B3	1408		\$20,000	\$20,000			
	4) Upgrade Computer Software. B3	1408		\$120,000	\$120,000			
	1) Tech and Non-Tech Staff. A3	1410		\$197,000	\$197,000	\$197,000		
	3) Bid Advertising-various projects A3	1410		\$30,000	\$30,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No:TX21P00950108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA – Wide	1) Concrete and sidewalk repair C1	1450		\$100,000	\$61,163	\$12,480.00		
	2) Playground equipment and maintenance C1	1450		\$100,000	\$50,000			
	3) Fence Repair C1	1450		\$50,000	\$30,000			
	4) Re-stripe parking lots C1	1450		\$60,000	\$0			
	5) Upgrade Landscape PHA Wide	1450		\$45,000	\$194,000	\$122,561.00	\$122,561.00	
	6) Make Ready Repairs	1460		\$100,000	\$145,262.19	\$123,068.40	\$123,068.40	
	1) Replace appliances B3	1465		\$501,046	\$100,000			
	1) Replace Computer Equipment. B3	1475		\$400,000	\$300,000			
	2) Office Equipment B3	1475		\$10,000	\$10,000			
	3) Environmental	1430		\$10,000	\$50,000	\$57,569.61	\$47,069.61	
	4) Central Office Roof C3	1470		\$75,000	\$180,700			
	5) Vehicles & equipment	1475		\$210,469	\$13,040			
	6) Security Cameras	1470		\$0	\$69,788.12	\$69,788.12	\$69,788.12	
	1) Security B3	1408		\$1,000,000	\$1,000,000	\$1,000,000		
Total				\$6,929,615	\$6,964,193			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Dallas, Texas			Grant Type and Number Capital Fund Program No: TX21P00950108 Replacement Housing Factor No:			Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX21P0009001 Roseland Homes	06/12/10			06/12/12			
TX21P009002 Little Mexico Village	06/12/10			06/12/12			
TX21P009003 Cedar Springs Place Addn	06/12/10			06/12/12			
TX21P009007 Brackins Village	06/12/10			06/12/12			
TX21P009008 Turner Courts	06/12/10			06/12/12			
TX21P009009 Rhoads Terrace	06/12/10			06/12/12			
TX21P009011 Lakewest	06/12/10			06/12/12			
TXP21P009012 Cedar Springs Place	06/12/10			06/12/12			
TX21P009013 Park Manor	06/12/10			06/12/12			
TX21P009014 Brook Manor	06/12/10			06/12/12			
TX21P009017 Cliff Manor	06/12/10			06/12/12			
TX21P009022 Audelia Manor	06/12/10			06/12/12			
TX21P009023 Scattered Sites	06/12/10			06/12/12			
TX21P009025 Barbara Jordan	06/12/10			06/12/12			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program No: TX21P00950108 Replacement Housing Factor No:					Federal FY of Grant: 2008
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX21P009028 Pebbles Apartments	06/12/10			06/12/12			
TX21P009029 Scattered Sites Family Homes	06/12/10			06/12/12			
TX21P009030 Scattered Single Family Homes	06/12/10			06/12/12			
TX21P009032 Lakewest Village	06/12/10			06/12/12			
TX21P009033 Lakeview II	06/12/10			06/12/12			
TX21P009037 Scattered Single Family Homes	06/12/10			06/12/12			
TX21P009040 Scattered Single Family Homes	06/12/10			06/12/12			
TX21P009042 Single Family Homes	06/12/10			06/12/12			
TX21P009043 Frankford Townhomes	06/12/10			06/12/12			
TX21P009044 Roseland Townhomes	06/12/10			06/12/12			
TX21P009045 Carroll Townhomes	06/12/10			06/12/12			
TX21P009046 Monarch Townhomes	06/12/10			06/12/12			
TX21P009047 Lakeview I	06/12/10			06/12/12			
TX21P009048 Hamptons	06/12/10			06/12/12			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program No: TX21P00950108 Replacement Housing Factor No:					Federal FY of Grant: 2008
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX21P009049 Kingbridge Crossing	06/12/10			06/12/12			
TX21P009050 Roseland Estates	06/12/10			06/12/12			
TX21P009051 Hidden Ridge	06/12/10			06/12/12			
TX21P009052 Roseland Scattered Sites	06/12/10			06/12/12			
TX21P009053 Frazier Fellowship	06/12/10			06/12/12			
PHA-Wide	06/12/10			06/12/12			
1) Drug Elimination & Self-Sufficiency	06/12/10			06/12/12			
2) RET – Staff	06/12/10			06/12/12			
3) RET – Equipment and Supplies	06/12/10			06/12/12			
4) Child Care Program	06/12/10			06/12/12			
5) Security	06/12/10			06/12/12			
6) Staff Training	06/12/10			06/12/12			
7) Upgrade Computer Software	06/12/10			06/12/12			
8) Program Auditor	06/12/10			06/12/12			
9) CFP Admin Cost	06/12/10			06/12/12			
10) Tech and Non-Tech Staff	06/12/10			06/12/12			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Dallas, Texas			Grant Type and Number Capital Fund Program No: TX21P00950108 Replacement Housing Factor No:				Federal FY of Grant: 2008
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
11) Bid Advertising Various Projects	06/12/10			06/12/12			
12) Replace computer equipment	06/12/10			06/12/12			
13) Office Equipment	06/12/10			06/12/12			

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No: TX21S00950109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	\$410,000	\$410,000	\$11,063.72	\$11,063.72
4	1410 Administration (may not exceed 10% of line 21)	\$880,000	\$880,000	\$880,000.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$580,000	\$580,000	\$413,584.78	\$91,566.11
8	1440 Site Acquisition				
9	1450 Site Improvement	\$685,000	\$685,000	\$78,122.65	\$75,330.65
10	1460 Dwelling Structures	\$5,338,293	\$5,338,293	\$3,032,113.70	\$572,063.13
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$350,000	\$350,000	\$43,792.00	\$43,792.00
13	1475 Non-dwelling Equipment	\$572,000	\$572,000	\$94,232.14	\$21,741.14
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Dallas		Grant Type and Number Capital Fund Program Grant No: TX21S00950109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$8,815,293	\$8,815,293	\$4,552,908.99	\$815,556.75
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$1,375,000	\$1,375,000	\$396,400.00	\$74,381.33
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	\$316,950	\$316,950	\$221,301.52	\$40,621.52
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Dallas, Texas			Grant Type and Number Capital Fund Program Grant No: TX21S00950109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TX21P009044 Roseland Townhomes	1) Upgrade Security Lighting	1460	32	\$8,000	\$8,000			
TX21P009050 Roseland Estates	1) Upgrade Security Lighting 2) Replace HVAC	1460 1460	30 138	\$7,500 \$0	\$7,500 \$395,274.00	\$395,274.00		
TX21P009052 Roseland Scattered Sites	1) Upgrade Security Lighting	1460	1	\$3,000	\$3,000			
TX21P009046 Monarch Townhomes	1) Upgrade Security Lighting	1460	1	\$3,000	\$3,000			
TX21P009045 Carroll Townhomes	1) Upgrade Security Lighting	1460	1	\$3,000	\$3,000			
TX21P009002 Little Mexico	1) Upgrade Security Lighting 2) Replace HVAC 3) Exterior Repairs 4) Repalce windows	1460 1460 1460 1460	13 102 13 102	\$3,250 \$306,000 \$200,000 \$0	\$3,250 \$306,000 \$200,000 \$275,092.00	\$273,237.16 \$110,438.00 \$275,092.00		
TX21P009003 Cedar Springs Pl. Add.	1) Upgrade Security Lighting 2) Replace HVAC	1460 1460	23 220	\$5,750 \$660,000	\$5,750 \$660,000	\$2,020.00	\$2,020.00	
TX21P009012 Cedar Spings Place	1) Replace Roofs 2) Upgrade Security Lighting 3) Replace HVAC 4) Repair Porches 5) Repair Canopies	1460 1460 1460 1460 1460	28 28 182	\$425,000 \$7,000 \$546,000	\$425,000 \$7,000 \$546,000 \$20,640.38 \$28,034.72	\$389,000.00 \$2,455.00 \$20,640.38 \$28,034.72	\$2,455.00	Complete
TX21P009007 Brackins Village	1) Replace Roof 2) Upgrade Security Lighting 3) Replace HVAC	1460 1460 1460	15 15 102	\$150,000 \$3,750 \$306,000	\$150,000 \$3,750 \$306,000	\$160,419.60 \$271,042.50	\$84,060.44	
TX21P009008 Turner Courts								
TX21P009048 Hamptons	1) Upgrade Security Lighting	1460	43	\$10,750	\$10,750	\$11,610.00	\$11,610.00	Complete

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Dallas, Texas			Grant Type and Number Capital Fund Program Grant No: TX21S00950109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TX21P009049 Kingbridge Crossing	1) Upgrade Security Lighting 2) Clean Lagoon	1460 1450	43 1	\$10,750 \$100,000	\$10,750 \$100,000			
TX21P000947 Lakeview Townhomes	1) Upgrade Security Lighting	1460	36	\$9,000	\$9,000	\$20,745.00	\$20,745.00	Complete
TX21P009033 Villa Creek	1) Upgrade Security Lighting	1460	38	\$9,500	\$9,500			
TX21P009032 Lakewest Village	1) Replace Garage Doors	1460	50	\$27,500	\$27,500	\$27,000.00	\$27,000.00	Complete
TX21P009013 Park Manor	1) Replace Roof	1460	1	\$150,000	\$150,000	\$139,713.56		
	2) Upgrade Security Lighting	1460	1	\$20,000	\$20,000			
	3) Upgrade Security Cameras	1460	1	\$35,000	\$35,000	\$46,250.00		
	4) Upgrade Backup Generator	1475	1	\$25,000	\$25,000	\$27,153.00		
	5) Upgrade Interior Lighting	1460	1	\$100,000	\$100,000			
	6) Resurface Parking Lot	1450	1	\$50,000	\$50,000			
	7) Replace Trash Compactor	1475	1	\$22,000	\$22,000	\$21,741.14	\$21,741.14	Complete
TX21P009014 Brooks Manor	1) Replace Roof	1460	3	\$200,000	\$200,000	\$380,857.63	\$119,955.14	
	2) Upgrade Security Lighting	1460	1	\$20,000	\$20,000	\$4,600.00	\$4,600.00	Complete
	3) Upgrade Security Cameras	1460	1	\$45,000	\$45,000	\$62,500.00		
	4) Upgrade Backup Generator	1475	1	\$25,000	\$25,000	\$22,469.00		
	5) Upgrade Interior Lighting	1460	1	\$100,000	\$100,000			
	6) Resurface Parking Lot	1450	1	\$50,000	\$50,000			
TX 21P009017 Cliff Manor	1) Repair Roof	1460	1	\$50,000	\$50,000			
	2) Upgrade Backup Generator	1475	1	\$25,000	\$25,000	\$22,869.00		
TX21P009022 Audelia Manor	1) Replace Roof	1460	1	\$100,000	\$100,000	\$83,829.00	\$83,829.00	Complete
	2) Upgrade Security Lighting	1460	1	\$20,000	\$20,000			
	3) Upgrade Security Cameras	1460	1	\$30,000	\$30,000	\$30,500.00		
	4) Install Backup Generator	1475	1	\$125,000	\$125,000			

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Dallas, Texas			Grant Type and Number Capital Fund Program Grant No: TX21S00950109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	5) Upgrade Interior Lighting	1460	1	\$100,000	\$100,000			
	6) Replace HVAC	1460	123	\$369,000	\$369,000			
TX21P0009023 Scattered Sites	1) Replace Windows	1460	76	\$100,000	\$100,000			
	2) Replace bathtub and shower valve	1460	76	\$80,000	\$80,000			
TX21P0009025 Barbara Jordan Square	1) Upgrade Security Lighting	1460	13	\$3,250	\$3,250			
	2) Replace Bathtub and shower valves	1460	100	\$100,000	\$100,000			
TX21P0009029 Scattered Site	1) Replace Roofs	1460	5	\$32,500	\$32,500	\$29,350.50	\$29,350.50	Complete
	2) Replace Garage Doors	1460	5	\$4,043	\$4,043	\$1,036.00	\$1,036.00	Complete
TX21P0009030 Scattered Site	1) Replace Roofs	1460	5	\$32,500	\$32,500	\$21,628.50	\$21,628.50	Complete
	2) Replace Garage Doors	1460	5	\$5,000	\$5,000	\$4,245.00	\$4,245.00	Complete
TX21P0009037 Scattered Site	1) Replace Roofs	1460	5	\$32,500	\$32,500	\$16,051.50	\$16,051.50	Complete
	2) Replace Garage Doors	1460	5	\$5,000	\$5,000	\$2,601.00	\$2,601.00	Complete
TX21P0009040 Scattered Site	1) Replace Roofs	1460	5	\$32,500	\$32,500			
	2) Replace Garage Doors	1460	5	\$5,000	\$5,000	\$2,851.00	\$2,851.00	Complete
	3) Replace HVAC	1460		\$0	\$74,937.65	\$74,937.65		
TX21P0009042 Scattered Site	1) Replace Roofs	1460	5	\$32,500	\$32,500			
	2) Replace Garage Doors	1460	5	\$5,000	\$5,000	\$1,036.00	\$1,036.00	Complete
TX21P0009043 Frankford	1) Upgrade Security Lighting	1460	19	\$4,750	\$4,750			
TX21P0009051 Hidden Ridge	1) Replace Roofs	1460	9	\$150,000	\$150,000	\$143,118.00	\$67,981.05	
	2) Upgrade Security Lighting	1460	18	\$4,500	\$4,500			
	3) Exterior Repairs	1460	9	\$100,000	\$100,000			
	4) Resurface Parking Lot	1450	1		\$2,792.00	\$2,792.00		
TX21P0009053 Frazier Fellowship	1) Upgrade Security Lighting	1460	16	\$4,000	\$4,000			
TX21P0009055 Wahoo Frazier	1) Upgrade Security Lighting	1460	23	\$5,750	\$5,750			

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Dallas, Texas			Grant Type and Number Capital Fund Program Grant No: TX21S00950109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TX21P009056 Mill City Frazier	1) Upgrade Security Lighting	1460	23	\$5,750	\$5,750			
TX21P009057 Frazier Single Family								
TX21P009054 Villas of Hillcrest	1) Upgrade Security Lighting	1450	6	\$35,000	\$35,000	\$40,621.52	\$40,621.52	
PHA Wide	1) Computer Software	1408	1	\$30,000	\$30,000			
	2) Upgrade Conductivity Band Width	1475	1	\$250,000	\$250,000			
	2) Administration	1410		\$880,000	\$880,000	\$880,000.00		
	3) Bid Advertising	1408		\$30,000	\$30,000	\$11,063.72	\$11,063.72	
	4) Physical Needs Assessment	1430	1	\$180,000	\$180,000			
	5) Section 504 Assessment	1430	1	\$400,000	\$400,000	\$396,400.00	\$74,381.33	
	6) ARRA RFQ CFRC Category 4	1430			\$17,184.78	\$17,184.78	\$17,184.78	
PHA Wide	6) Section 504 Site Improvements	1450		\$250,000	\$250,000			
	7) Section 504 Dwelling Improvements	1460		\$475,000	\$475,000			
	8) Section 504 Non Dwelling Improvements	1470		\$250,000	\$250,000			
	9) Interior Painting	1460		\$75,000	\$75,000			
	10) Erosion Control / Landscape	1450		\$200,000	\$200,000	\$34,709.13	\$34,709.13	
	11) Security	1408		\$100,000	\$100,000			
	12) Electronic Image Document Scanning	1475		\$100,000	\$100,000			
	13) Automated Time Data Collection	1408		\$150,000	\$150,000			
	14) Energy Conservation Billing	1408		\$100,000	\$100,000			
	15) Community & Support Services Mod	1470		\$100,000	\$100,000	\$43,792.00	\$43,792.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: The Housing Authority of the City of Dallas				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
TX21P009044 Roseland Townhomes	3/18/2010		3/18/2012		
TX21P009050 Roseland Estates	3/18/2010		3/18/2012		
TX21P009052 Roseland Scattered Sites	3/18/2010		3/18/2012		
TX21P009046 Monarch Townhomes	3/18/2010		3/18/2012		
TX21P009045 Carroll Townhomes	3/18/2010		3/18/2012		
TX21P009002 Little Mexico	3/18/2010		3/18/2012		
TX21P009003 Cedar Springs Pl. Add.	3/18/2010		3/18/2012		
TX21P009012 Cedar Spings Place	3/18/2010		3/18/2012		
TX21P009007 Brackins Village	3/18/2010		3/18/2012		
TX21P009048 Hamptons	3/18/2010		3/18/2012		
TX21P009049 Kingbridge Crossing	3/18/2010		3/18/2012		
TX21P000947 Lakeview Townhomes	3/18/2010		3/18/2012		
TX21P009033 Villa Creek	3/18/2010		3/18/2012		
	3/18/2010		3/18/2012		

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: The Housing Authority of the City of Dallas				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
TX21P009032 Lakewest Village	3/18/2010		3/18/2012		
TX21P009013 Park Manor	3/18/2010		3/18/2012		
TX21P009014 Brooks Manor	3/18/2010		3/18/2012		
TX 21P009017 Cliff Manor	3/18/2010		3/18/2012		
TX21P009022 Audelia Manor	3/18/2010		3/18/2012		
TX21P000023 Scattered Sites	3/18/2010		3/18/2012		
TX21P009025 Barbara Jordan Square	3/18/2010		3/18/2012		
TX21P009029 Scattered Site	3/18/2010		3/18/2012		
TX21P009030 Scattered Site	3/18/2010		3/18/2012		
TX21P009037 Scattered Site	3/18/2010		3/18/2012		
TX21P009040 Scattered Site	3/18/2010		3/18/2012		
TX21P009042 Scattered Site	3/18/2010		3/18/2012		
TX21P009043 Frankford	3/18/2010		3/18/2012		

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: The Housing Authority of the City of Dallas				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
TX21P009051 Hidden Ridge	3/18/2010		3/18/2012		
TX21P009053 Frazier Fellowship	3/18/2010		3/18/2012		
TX21P009055 Wahoo Frazier	3/18/2010		3/18/2012		
TX21P009056 Mill City Frazier	3/18/2010		3/18/2012		
TX21P009057 Frazier Single Family	3/18/2010		3/18/2012		
TX21P009054 Villas of Hillcrest	3/18/2010		3/18/2012		
PHA Wide	3/18/2010		3/18/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: The Housing Authority of the City of Dallas, Texas		Grant Type and Number Capital Fund Program Grant No: TX21S00950109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	\$410,000	\$410,000	\$11,063.72	\$11,063.72
4	1410 Administration (may not exceed 10% of line 21)	\$880,000	\$880,000	\$880,000.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$580,000	\$580,000	\$413,584.78	\$91,566.11
8	1440 Site Acquisition				
9	1450 Site Improvement	\$685,000	\$685,000	\$78,122.65	\$75,330.65
10	1460 Dwelling Structures	\$5,338,293	\$5,338,293	\$3,032,113.70	\$572,063.13
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$350,000	\$350,000	\$43,792.00	\$43,792.00
13	1475 Non-dwelling Equipment	\$572,000	\$572,000	\$94,232.14	\$21,741.14
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Housiong Authority of the City of Dallas		Grant Type and Number Capital Fund Program Grant No: TX21S00950109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$8,815,293	\$8,815,293	\$4,552,908.99	\$815,556.75
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$1,375,000	\$1,375,000	\$396,400.00	\$74,381.33
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	\$316,950	\$316,950	\$221,301.52	\$40,621.52
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Dallas, Texas			Grant Type and Number Capital Fund Program Grant No: TX21S00950109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TX21P009044 Roseland Townhomes	1) Upgrade Security Lighting	1460	32	\$8,000	\$8,000			
TX21P009050 Roseland Estates	1) Upgrade Security Lighting 2) Replace HVAC	1460 1460	30 138	\$7,500 \$0	\$7,500 \$395,274.00	\$395,274.00		
TX21P009052 Roseland Scattered Sites	1) Upgrade Security Lighting	1460	1	\$3,000	\$3,000			
TX21P009046 Monarch Townhomes	1) Upgrade Security Lighting	1460	1	\$3,000	\$3,000			
TX21P009045 Carroll Townhomes	1) Upgrade Security Lighting	1460	1	\$3,000	\$3,000			
TX21P009002 Little Mexico	1) Upgrade Security Lighting 2) Replace HVAC 3) Exterior Repairs 4) Repalce windows	1460 1460 1460 1460	13 102 13 102	\$3,250 \$306,000 \$200,000 \$0	\$3,250 \$306,000 \$200,000 \$275,092.00	\$273,237.16 \$110,438.00 \$275,092.00		
TX21P009003 Cedar Springs Pl. Add.	1) Upgrade Security Lighting 2) Replace HVAC	1460 1460	23 220	\$5,750 \$660,000	\$5,750 \$660,000	\$2,020.00	\$2,020.00	
TX21P009012 Cedar Spings Place	1) Replace Roofs 2) Upgrade Security Lighting 3) Replace HVAC 4) Repair Porches 5) Repair Canopies	1460 1460 1460 1460 1460	28 28 182	\$425,000 \$7,000 \$546,000	\$425,000 \$7,000 \$546,000 \$20,640.38 \$28,034.72	\$389,000.00 \$2,455.00 \$20,640.38 \$28,034.72	\$2,455.00	Complete
TX21P009007 Brackins Village	1) Replace Roof 2) Upgrade Security Lighting 3) Replace HVAC	1460 1460 1460	15 15 102	\$150,000 \$3,750 \$306,000	\$150,000 \$3,750 \$306,000	\$160,419.60 \$271,042.50	\$84,060.44	
TX21P009008 Turner Courts								
TX21P009048 Hamptons	1) Upgrade Security Lighting	1460	43	\$10,750	\$10,750	\$11,610.00	\$11,610.00	Complete

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TX21P009049 Kingbridge Crossing	1) Upgrade Security Lighting 2) Clean Lagoon	1460 1450	43 1	\$10,750 \$100,000	\$10,750 \$100,000			
TX21P000947 Lakeview Townhomes	1) Upgrade Security Lighting	1460	36	\$9,000	\$9,000	\$20,745.00	\$20,745.00	Complete
TX21P009033 Villa Creek	1) Upgrade Security Lighting	1460	38	\$9,500	\$9,500			
TX21P009032 Lakewest Village	1) Replace Garage Doors	1460	50	\$27,500	\$27,500	\$27,000.00	\$27,000.00	Complete
TX21P009013 Park Manor	1) Replace Roof	1460	1	\$150,000	\$150,000	\$139,713.56		
	2) Upgrade Security Lighting	1460	1	\$20,000	\$20,000			
	3) Upgrade Security Cameras	1460	1	\$35,000	\$35,000	\$46,250.00		
	4) Upgrade Backup Generator	1475	1	\$25,000	\$25,000	\$27,153.00		
	5) Upgrade Interior Lighting	1460	1	\$100,000	\$100,000			
	6) Resurface Parking Lot	1450	1	\$50,000	\$50,000			
	7) Replace Trash Compactor	1475	1	\$22,000	\$22,000	\$21,741.14	\$21,741.14	Complete
TX21P009014 Brooks Manor	1) Replace Roof	1460	3	\$200,000	\$200,000	\$380,857.63	\$119,955.14	
	2) Upgrade Security Lighting	1460	1	\$20,000	\$20,000	\$4,600.00	\$4,600.00	Complete
	3) Upgrade Security Cameras	1460	1	\$45,000	\$45,000	\$62,500.00		
	4) Upgrade Backup Generator	1475	1	\$25,000	\$25,000	\$22,469.00		
	5) Upgrade Interior Lighting	1460	1	\$100,000	\$100,000			
	6) Resurface Parking Lot	1450	1	\$50,000	\$50,000			
TX 21P009017 Cliff Manor	1) Repair Roof	1460	1	\$50,000	\$50,000			
	2) Upgrade Backup Generator	1475	1	\$25,000	\$25,000	\$22,869.00		
TX21P009022 Audelia Manor	1) Replace Roof	1460	1	\$100,000	\$100,000	\$83,829.00	\$83,829.00	Complete
	2) Upgrade Security Lighting	1460	1	\$20,000	\$20,000			
	3) Upgrade Security Cameras	1460	1	\$30,000	\$30,000	\$30,500.00		
	4) Install Backup Generator	1475	1	\$125,000	\$125,000			

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	5) Upgrade Interior Lighting	1460	1	\$100,000	\$100,000			
	6) Replace HVAC	1460	123	\$369,000	\$369,000			
TX21P0009023	1) Replace Windows	1460	76	\$100,000	\$100,000			
Scattered Sites	2) Replace bathtub and shower valve	1460	76	\$80,000	\$80,000			
TX21P0009025	1) Upgrade Security Lighting	1460	13	\$3,250	\$3,250			
Barbara Jordan Square	2) Replace Bathtub and shower valves	1460	100	\$100,000	\$100,000			
TX21P0009029	1) Replace Roofs	1460	5	\$32,500	\$32,500	\$29,350.50	\$29,350.50	Complete
Scattered Site	2) Replace Garage Doors	1460	5	\$4,043	\$4,043	\$1,036.00	\$1,036.00	Complete
TX21P0009030	1) Replace Roofs	1460	5	\$32,500	\$32,500	\$21,628.50	\$21,628.50	Complete
Scattered Site	2) Replace Garage Doors	1460	5	\$5,000	\$5,000	\$4,245.00	\$4,245.00	Complete
TX21P0009037	1) Replace Roofs	1460	5	\$32,500	\$32,500	\$16,051.50	\$16,051.50	Complete
Scattered Site	2) Replace Garage Doors	1460	5	\$5,000	\$5,000	\$2,601.00	\$2,601.00	Complete
TX21P0009040	1) Replace Roofs	1460	5	\$32,500	\$32,500			
Scattered Site	2) Replace Garage Doors	1460	5	\$5,000	\$5,000	\$2,851.00	\$2,851.00	Complete
	3) Replace HVAC	1460		\$0	\$74,937.65	\$74,937.65		
TX21P0009042	1) Replace Roofs	1460	5	\$32,500	\$32,500			
Scattered Site	2) Replace Garage Doors	1460	5	\$5,000	\$5,000	\$1,036.00	\$1,036.00	Complete
TX21P0009043	1) Upgrade Security Lighting	1460	19	\$4,750	\$4,750			
Frankford								
TX21P0009051	1) Replace Roofs	1460	9	\$150,000	\$150,000	\$143,118.00	\$67,981.05	
Hidden Ridge	2) Upgrade Security Lighting	1460	18	\$4,500	\$4,500			
	3) Exterior Repairs	1460	9	\$100,000	\$100,000			
	4) Resurface Parking Lot	1450	1		\$2,792.00	\$2,792.00		
TX21P0009053	1) Upgrade Security Lighting	1460	16	\$4,000	\$4,000			
Frazier Fellowship								
TX21P0009055	1) Upgrade Security Lighting	1460	23	\$5,750	\$5,750			
Wahoo Frazier								

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TX21P009056 Mill City Frazier	1) Upgrade Security Lighting	1460	23	\$5,750	\$5,750			
TX21P009057 Frazier Single Family								
TX21P009054 Villas of Hillcrest	1) Upgrade Security Lighting	1450	6	\$35,000	\$35,000	\$40,621.52	\$40,621.52	
PHA Wide	1) Computer Software	1408	1	\$30,000	\$30,000			
	2) Upgrade Conductivity Band Width	1475	1	\$250,000	\$250,000			
	2) Administration	1410		\$880,000	\$880,000	\$880,000.00		
	3) Bid Advertising	1408		\$30,000	\$30,000	\$11,063.72	\$11,063.72	
	4) Physical Needs Assessment	1430	1	\$180,000	\$180,000			
	5) Section 504 Assessment	1430	1	\$400,000	\$400,000	\$396,400.00	\$74,381.33	
	6) ARRA RFQ CFRC Category 4	1430			\$17,184.78	\$17,184.78	\$17,184.78	
PHA Wide	6) Section 504 Site Improvements	1450		\$250,000	\$250,000			
	7) Section 504 Dwelling Improvements	1460		\$475,000	\$475,000			
	8) Section 504 Non Dwelling Improvements	1470		\$250,000	\$250,000			
	9) Interior Painting	1460		\$75,000	\$75,000			
	10) Erosion Control / Landscape	1450		\$200,000	\$200,000	\$34,709.13	\$34,709.13	
	11) Security	1408		\$100,000	\$100,000			
	12) Electronic Image Document Scanning	1475		\$100,000	\$100,000			
	13) Automated Time Data Collection	1408		\$150,000	\$150,000			
	14) Energy Conservation Billing	1408		\$100,000	\$100,000			
	15) Community & Support Services Mod	1470		\$100,000	\$100,000	\$43,792.00	\$43,792.00	

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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: The Housing Authority of the City of Dallas				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
TX21P009044 Roseland Townhomes	3/18/2010		3/18/2012		
TX21P009050 Roseland Estates	3/18/2010		3/18/2012		
TX21P009052 Roseland Scattered Sites	3/18/2010		3/18/2012		
TX21P009046 Monarch Townhomes	3/18/2010		3/18/2012		
TX21P009045 Carroll Townhomes	3/18/2010		3/18/2012		
TX21P009002 Little Mexico	3/18/2010		3/18/2012		
TX21P009003 Cedar Springs Pl. Add.	3/18/2010		3/18/2012		
TX21P009012 Cedar Spings Place	3/18/2010		3/18/2012		
TX21P009007 Brackins Village	3/18/2010		3/18/2012		
TX21P009048 Hamptons	3/18/2010		3/18/2012		
TX21P009049 Kingbridge Crossing	3/18/2010		3/18/2012		
TX21P000947 Lakeview Townhomes	3/18/2010		3/18/2012		
TX21P009033 Villa Creek	3/18/2010		3/18/2012		
	3/18/2010		3/18/2012		

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Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
TX21P009032 Lakewest Village	3/18/2010		3/18/2012		
TX21P009013 Park Manor	3/18/2010		3/18/2012		
TX21P009014 Brooks Manor	3/18/2010		3/18/2012		
TX 21P009017 Cliff Manor	3/18/2010		3/18/2012		
TX21P009022 Audelia Manor	3/18/2010		3/18/2012		
TX21P000023 Scattered Sites	3/18/2010		3/18/2012		
TX21P009025 Barbara Jordan Square	3/18/2010		3/18/2012		
TX21P009029 Scattered Site	3/18/2010		3/18/2012		
TX21P009030 Scattered Site	3/18/2010		3/18/2012		
TX21P009037 Scattered Site	3/18/2010		3/18/2012		
TX21P009040 Scattered Site	3/18/2010		3/18/2012		
TX21P009042 Scattered Site	3/18/2010		3/18/2012		
TX21P009043 Frankford	3/18/2010		3/18/2012		

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Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
TX21P009051 Hidden Ridge	3/18/2010		3/18/2012		
TX21P009053 Frazier Fellowship	3/18/2010		3/18/2012		
TX21P009055 Wahoo Frazier	3/18/2010		3/18/2012		
TX21P009056 Mill City Frazier	3/18/2010		3/18/2012		
TX21P009057 Frazier Single Family	3/18/2010		3/18/2012		
TX21P009054 Villas of Hillcrest	3/18/2010		3/18/2012		
PHA Wide	3/18/2010		3/18/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.